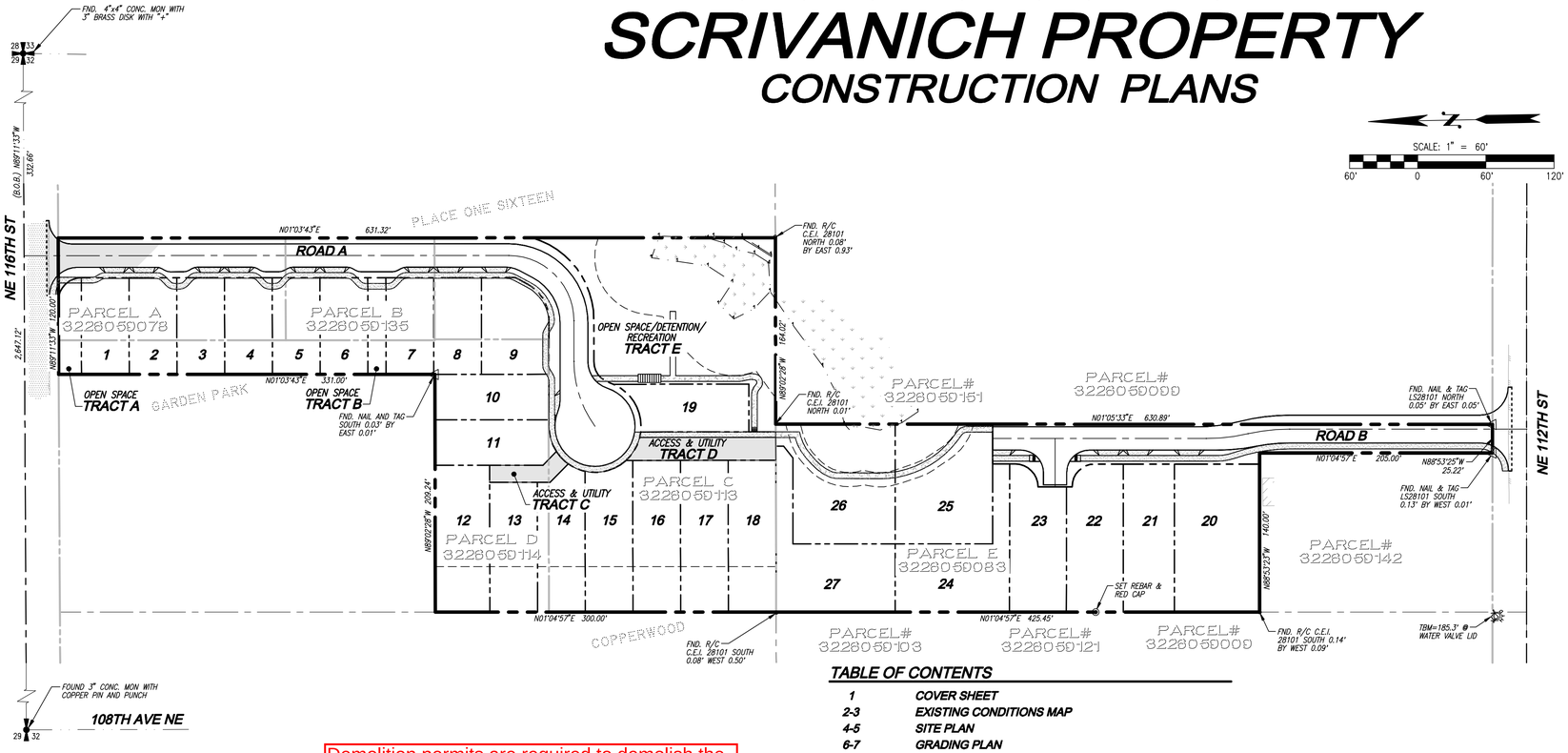
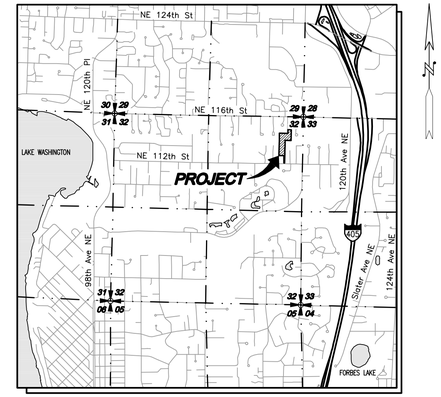
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

SCRIVANICH PROPERTY

CONSTRUCTION PLANS



Demolition permits are required to demolish the existing structures. The proposed property lines cannot go "through" the structures.



VICINITY MAP

SCALE: 1"=2000'

LEGAL DESCRIPTION

THE LAND IN THE COUNTY OF KING, STATE OF WASHINGTON, DESCRIBED AS FOLLOWS:

PARCEL A:
EAST 100 FEET OF THE NORTH 230 FEET OF THE WEST 660 FEET OF THE NORTH HALF OF THE EAST THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M.;
EXCEPT THE WEST 10 FEET THEREOF, AND EXCEPT THE COUNTY ROAD.

PARCEL B:
THE EAST 90 FEET, LESS THE NORTH 230 FEET THEREOF AND LESS THE SOUTH 300 FEET THEREOF OF THE EAST HALF OF THE WEST 660 FEET OF THE NORTH HALF OF THE EAST THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT COUNTY ROADS.

PARCEL C:
SOUTH 300 FEET OF EAST HALF OF THE WEST 660 FEET OF THE NORTH HALF OF THE EAST THREE-FOURTHS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
ALSO WEST 30 FEET OF EAST 120 FEET OF THAT PORTION OF SAID EAST HALF LYING NORTH OF SOUTH 300 FEET THEREOF;
EXCEPT NORTH 30 FEET FOR NORTHEAST 116TH STREET.

PARCEL D:
THE NORTH 100 FEET OF THE SOUTH 300 FEET OF THE WEST 240 FEET OF THE EAST HALF OF THE WEST 660 FEET OF THE NORTH HALF OF THE EAST THREE-QUARTERS OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST W.M., IN KING COUNTY, WASHINGTON;
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EXCEPT NORTH 30 FEET FOR THE NORTHEAST 116TH STREET.

PARCEL E:
THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION LYING WITHIN NORTHEAST 112TH STREET;
AND EXCEPT THE WEST 140 FEET OF THE NORTH 205 FEET OF THE SOUTH 235 FEET THEREOF.
(BEING A PORTION OF THE WEST HALF OF LOT 9, KING COUNTY COURT COMMISSIONERS PLAT OF THE ESTATE OF CHARLES H. DUNLOP, DECEASED, IN KING COUNTY PROBATE CASE NO. 570.)

BASIS OF BEARING

NORTH LINE OF THE N.E. 1/4 OF SECTION 32 (AS SHOWN ON MAP.)
WAC 332-130-090 PROCEDURES USED IN THIS SURVEY WERE FIELD TRAVERSE, MEETING OR EXCEEDING STANDARDS SET BY WAC 332-130-090. WAC 332-130-100 INSTRUMENTATION FOR THIS SURVEY WAS A SOKKIA SET 530R 5 SECOND TOTAL STATION. MONUMENTS LAST VISITED 8/12/2014

SURVEYOR'S NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS – OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.

ALL INFORMATION USED IN CALCULATING THIS SURVEY IS NOT NECESSARILY SHOWN.

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L1-L2	LANDSCAPE PLAN
L3	LANDSCAPE NOTES AND DETAILS

PROJECT INFORMATION

SITE ADDRESSES:	11431 NE 116TH ST, KIRKLAND, WA 98033 11421 NE 116TH ST, KIRKLAND, WA 98033
TAX PARCELS:	3226059135, 3226059078, 3226059113, 3226059083, AND 3226059114.
GROSS SITE AREA:	214,062 SF 4.91 AC (POST BLA)
CURRENT ZONING:	RS 8.5
ADJACENT DEVELOPMENT:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
DENSITY:	SEE SHEETS SP-01 & SP-02
PROPOSED ROW AREA (ROADS A AND B):	SEE SHEETS SP-01 & SP-02
NET SITE AREA (GROSS SITE AREA, LESS PROPOSED ROW AREA):	SEE SHEETS SP-01 & SP-02
ACCESS/UTILITY TRACTS	
TRACT C:	SEE SHEETS SP-01 & SP-02
TRACT D:	SEE SHEETS SP-01 & SP-02
TOTAL LOT AREA:	150,025 SF 3.44 AC
TOTAL LOTS:	27
SMALLEST LOT SIZE:	3,570 SF (LOTS 1-8)
AVERAGE LOT SIZE:	5,556 SF
SETBACKS:	20' FRONT (DRIVEWAY), 15' FRONT (LIVING AREA), 5' SIDE, 10' REAR

WATER:	KIRKLAND	(425) 587-3800
SEWER:	KIRKLAND	(425) 587-3800
SCHOOL DISTRICT:	LAKE WASHINGTON #414	(425) 936-1200
FIRE DISTRICT:	CITY OF KIRKLAND	(425) 587-3600
TELEPHONE SERVICE PROVIDER:	FRONTIER	(877) 462-8188
POWER PROVIDER:	PUGET SOUND ENERGY	(888) 225-5773
CABLE TV PROVIDER:	COMCAST	(800) 934-6489
CITY OF KIRKLAND PW INSPECTIONS:		(425) 587-3805

IMPERVIOUS COVER

TOTAL NEW IMPERVIOUS COVER:	2.41 AC
TOTAL PGIS:	1.05 AC
IMPERVIOUS COVER (ONSITE ROW):	0.75 AC
IMPERVIOUS COVER (ONSITE LOT & TRACT):	1.66 AC
DISTURBED AREA (ONSITE):	4.52 AC
EXISTING CONDITIONS IMPERVIOUS COVER:	<35%
LOT & TRACT AREA MAX IMPERVIOUS COVER:	2.06 AC (89,639 SF)

EARTHWORK QUANTITIES

CUT: 7,600 CY
FILL: 15,300 CY
NET: 7,700 CY (FILL)
* QUANTITIES FOR PLANNING PURPOSES ONLY AND SHOULD NOT BE USED FOR ESTIMATING.

CONTACT LIST

PROPERTY OWNER/APPLICANT:
LARRY SCRIVANICH
PO BOX 2174
WOODINVILLE, WA 98072

SURVEYOR:
DUNAWAY SURVEYING, INC.
23201 53RD AVE SE
BOTHELL, WA 98021
CONTACT: JOHN D. DUNAWAY, PLS
PHONE: (425) 486-1530
EMAIL: dunawaysurveying@frontier.com

WETLAND:
WETLAND RESOURCES, INC.
9505 19TH AVENUE SE #106
EVERETT, WASHINGTON 98208
CONTACT: JIM ROTHWELL
PHONE: (425) 337-3174
EMAIL: jim@wetlandresources.com

TRANSPORTATION:
GIBSON TRAFFIC CONSULTANTS, INC.
2802 WETMORE AVENUE #220
EVERETT, WASHINGTON 98201
CONTACT: BRAD LINCOLN, PE
PHONE: (425) 339-8266
EMAIL: bradl@gibsontraffic.com

ENGINEER:
LDC, INC.
14201 NE 200TH ST #100
WOODINVILLE, WASHINGTON 98072
CONTACT: JEREMY SATHER, PE
PHONE: (425) 806-1869
FAX: (425) 482-2893
EMAIL: jsather@ldccorp.com

ARCHITECT:
JW ARCHITECTS
3715 S HUDSON STREET #105
SEATTLE, WASHINGTON 98118
CONTACT: MOLLY O'DONNELL
PHONE: (206) 953-1305 EXT-106
EMAIL: www.jwseattle.com

LANDSCAPE ARCHITECT:
ROOT OF DESIGN LLC
26231 72ND AVENUE NE #202
STANWOOD, WASHINGTON 98292
CONTACT: DEVIN PETERSON
PHONE: (206) 491-9545
EMAIL: devin@rootofdesign.com

NOTES

1. THE CITY OF KIRKLAND PUBLIC WORKS INSPECTION REQUEST PHONE NUMBER IS (425) 587-3805.

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS

SYMBOL	DESCRIPTION
○	FOUND REBAR AS NOTED
	SET REBAR & CAP LS22688
○	CONCRETE MONUMENT FOUND
	WETLAND FLAG
	POWER POLE
	GUIDE WIRE
	ROCKERY

ABBREVIATIONS

CB	CATCH BASIN
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CP	CONCRETE PIPE
EL	ELEVATION
EXIST.	EXISTING
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PVC	POLYVINYL CHLORIDE PIPE
R/W	RIGHT-OF-WAY
STA	STATION
SD	STORM DRAIN
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
SWPE	SOLID WALL POLYETHYLENE PIPE
TYP	TYPICAL
TBR	TO BE REMOVED

PROPOSED STORM SYMBOLS

SYMBOL	DESCRIPTION
	SD CAP
	TYPE 1 CATCH BASIN, GRATED LID
	TYPE 1 CATCH BASIN, SOLID LID
	TYPE 2 CATCH BASIN, GRATED LID
	TYPE 2 CATCH BASIN, SOLID LID
	BEEHIVE MANHOLE COVER
	SQUARE YARD DRAIN
	ROUND YARD DRAIN
○	STORM CLEAN OUT
	STORM PIPE

PROPOSED SEWER SYMBOLS

SYMBOL	DESCRIPTION
	SEWER CAP
○	SEWER CLEANOUT
●	SEWER MANHOLE
	SEWER PIPE

PROPOSED WATER SYMBOLS

SYMBOL	DESCRIPTION
	WATER CAP
	CONCRETE BLOCKING
	BUTTERFLY VALVE
	11° BEND
	45° BEND
	90° BEND
	22° BEND
	VALVE
	HYDRANT ASSEMBLY
	BLOW-OFF VALVE
	REDUCER
	AIR-VAC ASSEMBLY
	WATER METER
	WATER PIPE

PROPOSED SURVEY SYMBOLS

SYMBOL	DESCRIPTION
	SURVEY MONUMENT IN PROPOSED ROAD

DISCLAIMER

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NO.	DATE	DESCRIPTION	BY

REVISIONS

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Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

COVER SHEET

JEREMY L. SATHER — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

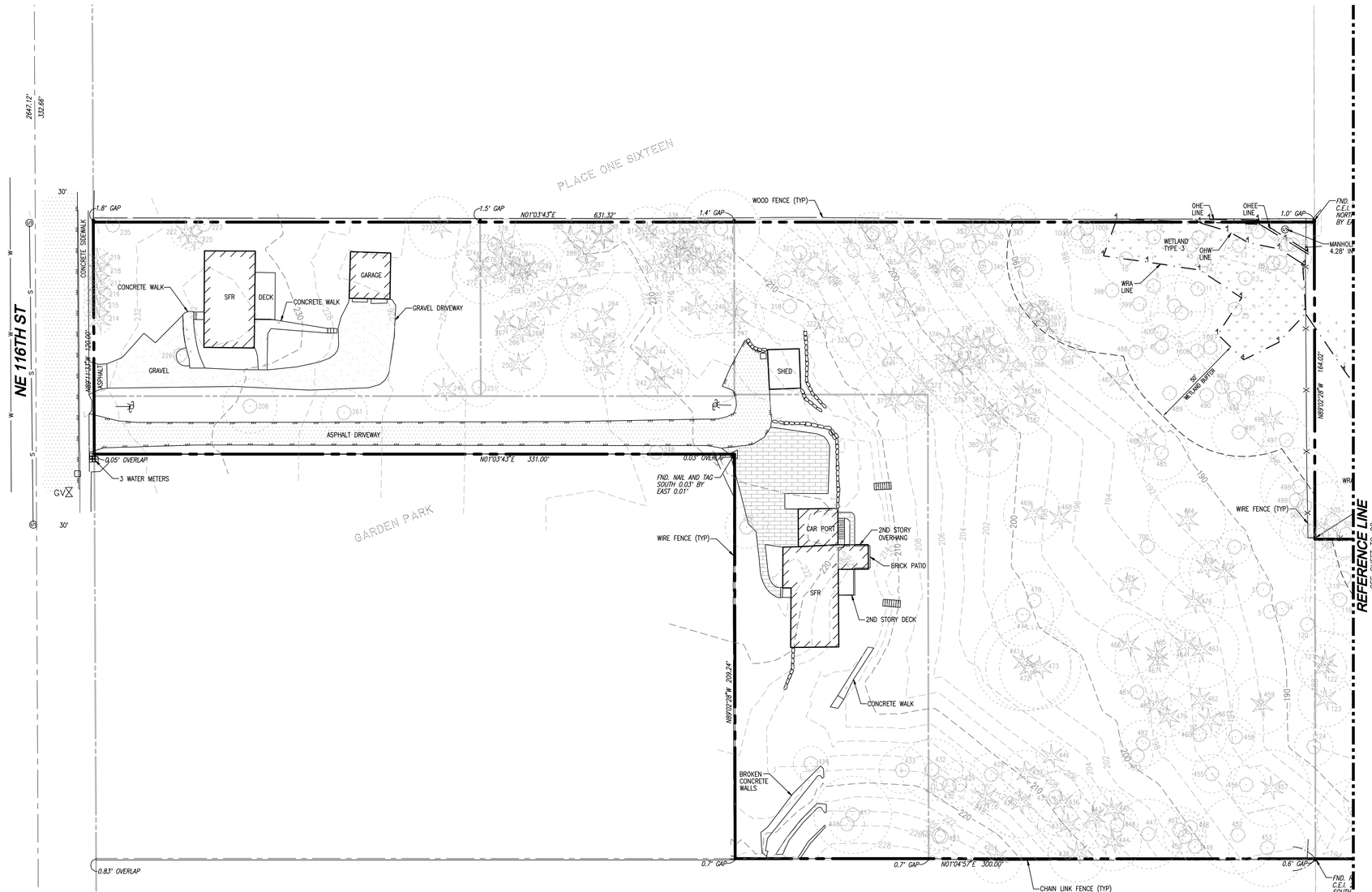
JOB NUMBER:	14-121
DRAWING NAME:	14121C-CS01
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=60'
JURISDICTION:	CITY OF KIRKLAND

CS-01

SHEET 1 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-CS01.dwg Plotted: Sep 22, 2015 - 7:54am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30' 0 30' 60'

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DISCLAIMER

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14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2883
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

EXISTING CONDITIONS MAP

JOHN D. DUNAWAY
STATE OF WASHINGTON
22688
REGISTERED
PROFESSIONAL LAND SURVEYOR

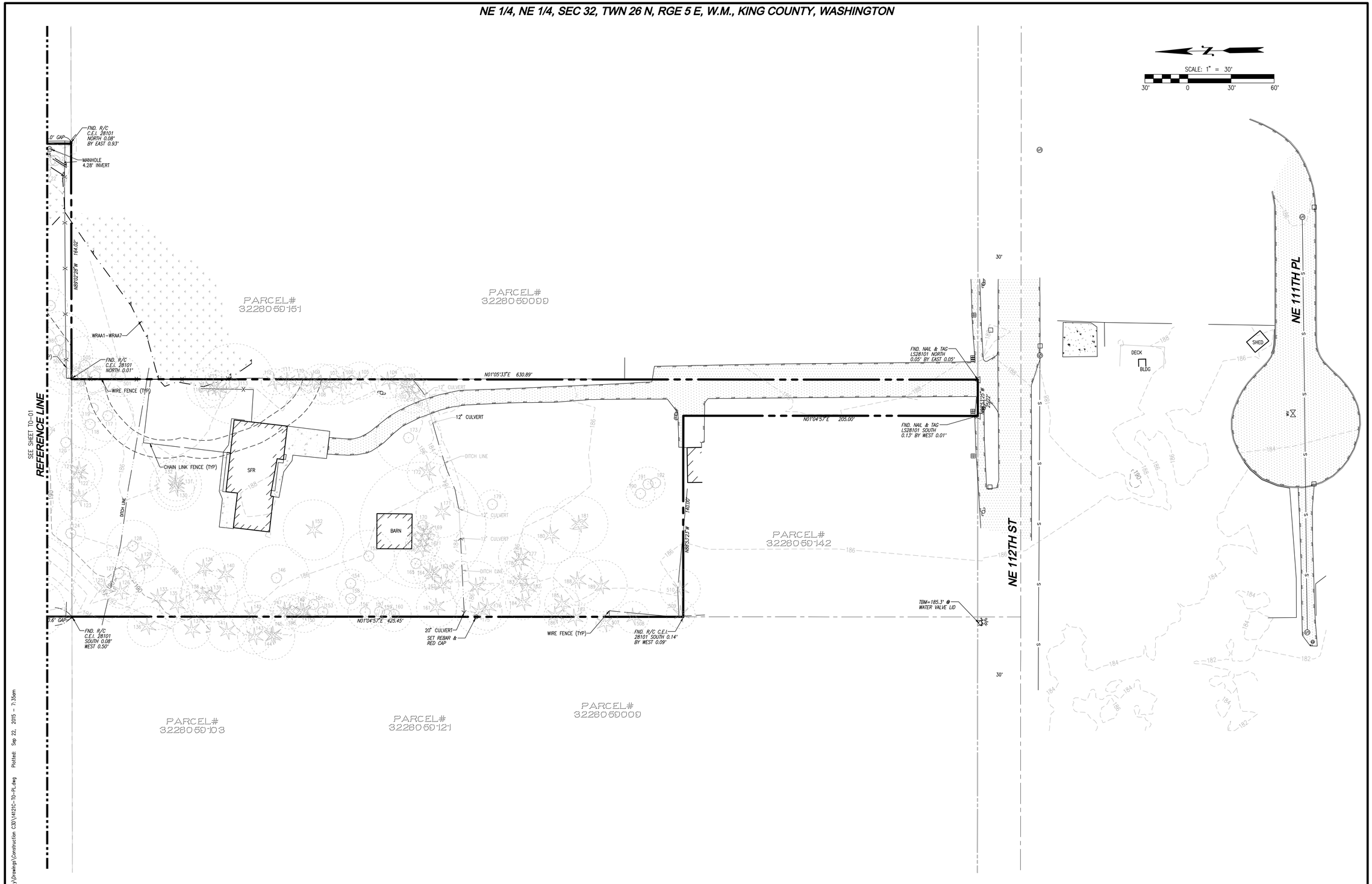
JOB NUMBER:	14-121
DRAWING NAME:	14121C-T0-PL
DESIGNER:	JLS
DRAFTING BY:	EJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

TO-01

SHEET 2 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-T0-PL.dwg Plotted: Sep 22, 2015 - 7:35am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



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EXISTING CONDITIONS MAP

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STATE OF WASHINGTON
22688
REGISTERED
PROFESSIONAL LAND SURVEYOR

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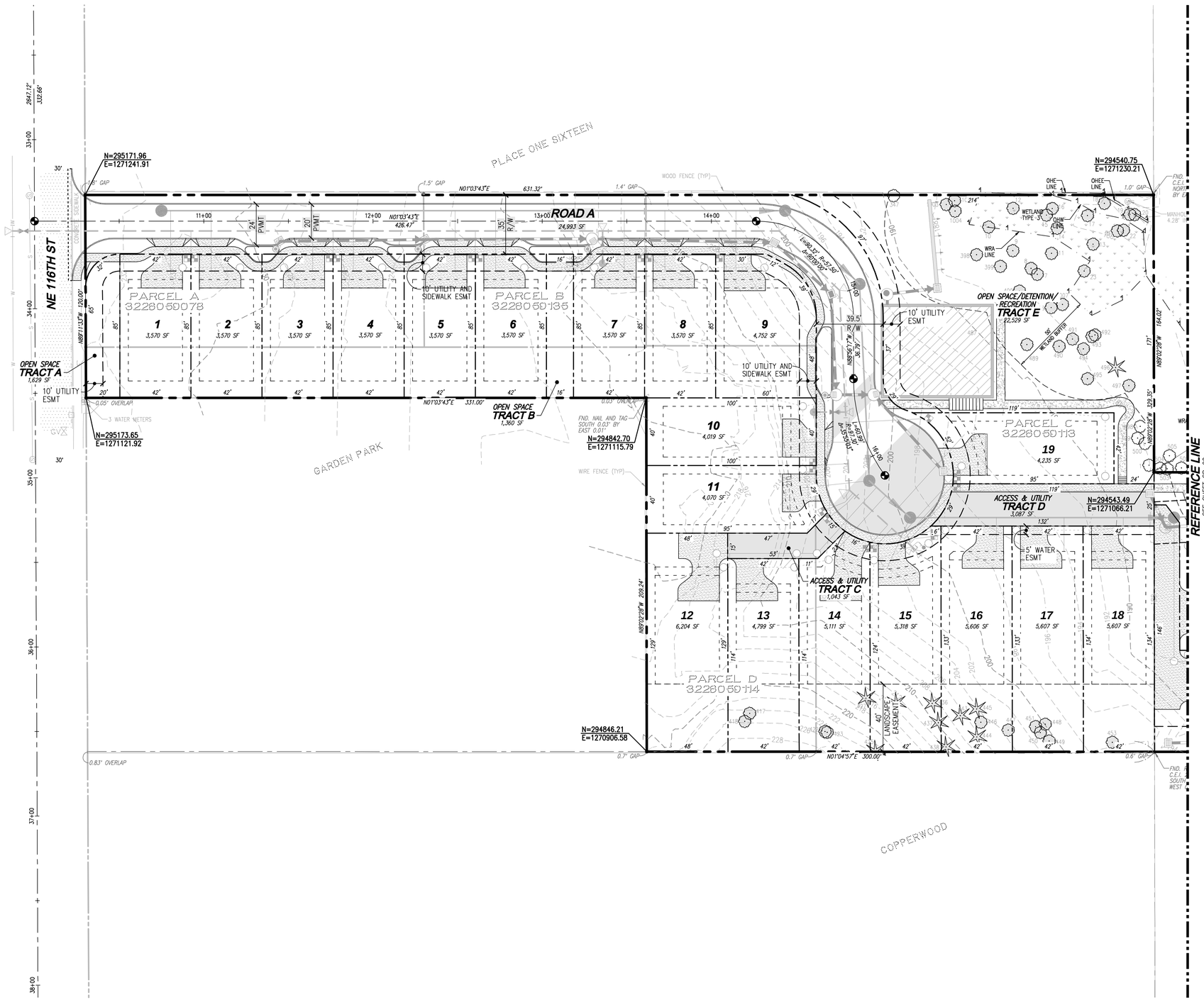
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

TO-02

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction C3D\14121C-TO-PL.dwg Plotted: Sep 22, 2015 - 7:35am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



LEGEND

- EXISTING TREE TO REMAIN
- EXISTING OFFSITE TREE
- MONUMENT

PROJECT INFORMATION

SITE ADDRESSES:	11431 NE 116TH ST, KIRKLAND, WA 98033 11421 NE 116TH ST, KIRKLAND, WA 98033
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CONTACT LIST

PROPERTY OWNER/APPLICANT:
LARRY SCRIVANICH
PO BOX 2174
WOODINVILLE, WA 98072

SURVEYOR:
DUNAWAY SURVEYING, INC.
23201 53RD AVE SE
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CONTACT: JOHN D. DUNAWAY, PLS
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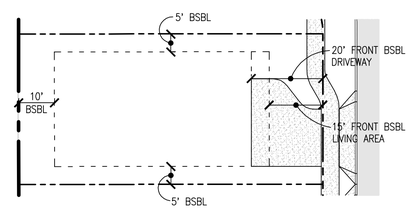
CONTACT: DEVIN PETERSON
PHONE: (206) 491–9545
EMAIL: devin@rootofdesign.com

NORTH PROPERTY - PUD

GROSS SITE AREA (GSA)	138,529 SF	3.1802 AC
LESS ROADS	21,683 SF	0.4978 AC
NET DEVELOPMENT AREA	116,846 SF	2.6824 AC
NET DEVELOPMENT AREA	2.6824 AC	
UNITS/AC (NO BONUS @ 7/AC)	x 7	
NUMBER OF LOTS CALCULATED	18.7769 LOTS	
NUMBER OF LOTS PROPOSED (ROUNDED)	19 LOTS	



BSBL DETAIL
SCALE: 1"=20'

TRACT TABLE

TRACT	DESIGNATION	AREA (SF)
A	OPEN SPACE	1,629
B	OPEN SPACE	1,360
C	ACCESS & UTILITY	1,043
D	ACCESS & UTILITY	3,087
E	OPEN SPACE/DETENTION/RECREATION	22,529

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Fx. 425.482.2893
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LARRY SCRIVANICH
SCRIVANICH PROPERTY
SITE PLAN

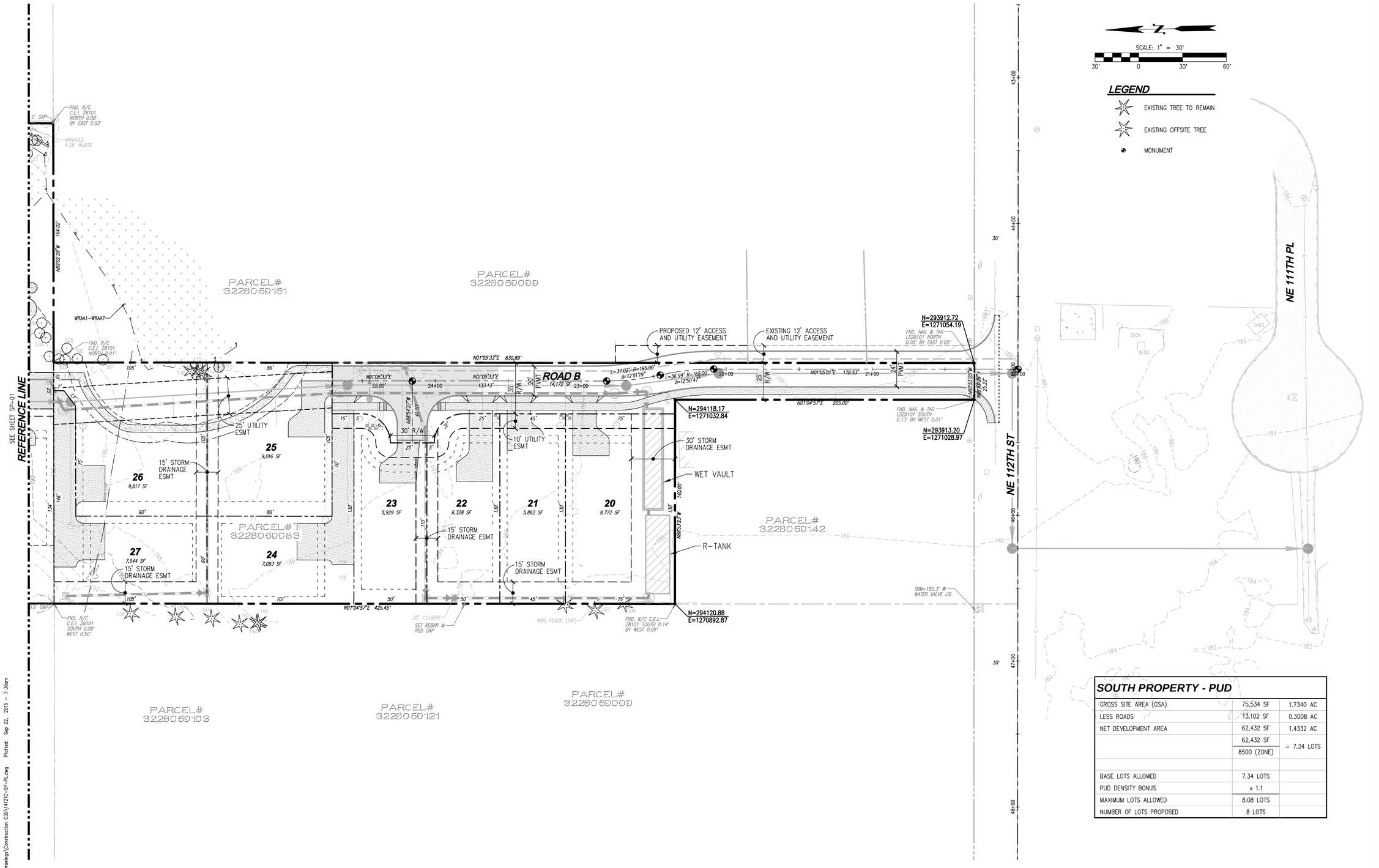
JEREMY L. SATHER
STATE OF WASHINGTON
15888
REGISTERED PROFESSIONAL ENGINEER
9-21-2015

JOB NUMBER:	14–121
DRAWING NAME:	14121C–SP–PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9–21–15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

SP-01
SHEET 4 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-SP-PL.dwg Plotted: Sep 22, 2015 – 7:38am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SOUTH PROPERTY - PUD		
GROSS SITE AREA (GSA)	75,534 SF	1.7340 AC
LESS ROADS	13,102 SF	0.3008 AC
NET DEVELOPMENT AREA	62,432 SF	1.4332 AC
	62,432 SF	= 7.34 LOTS
	8500 (ZONE)	
BASE LOTS ALLOWED	7.34 LOTS	
PUD DENSITY BONUS	x 1.1	
MAXIMUM LOTS ALLOWED	8.08 LOTS	
NUMBER OF LOTS PROPOSED	8 LOTS	

DISCLAIMER

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

SITE PLAN

JEREMY L. SAMPEL — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-15

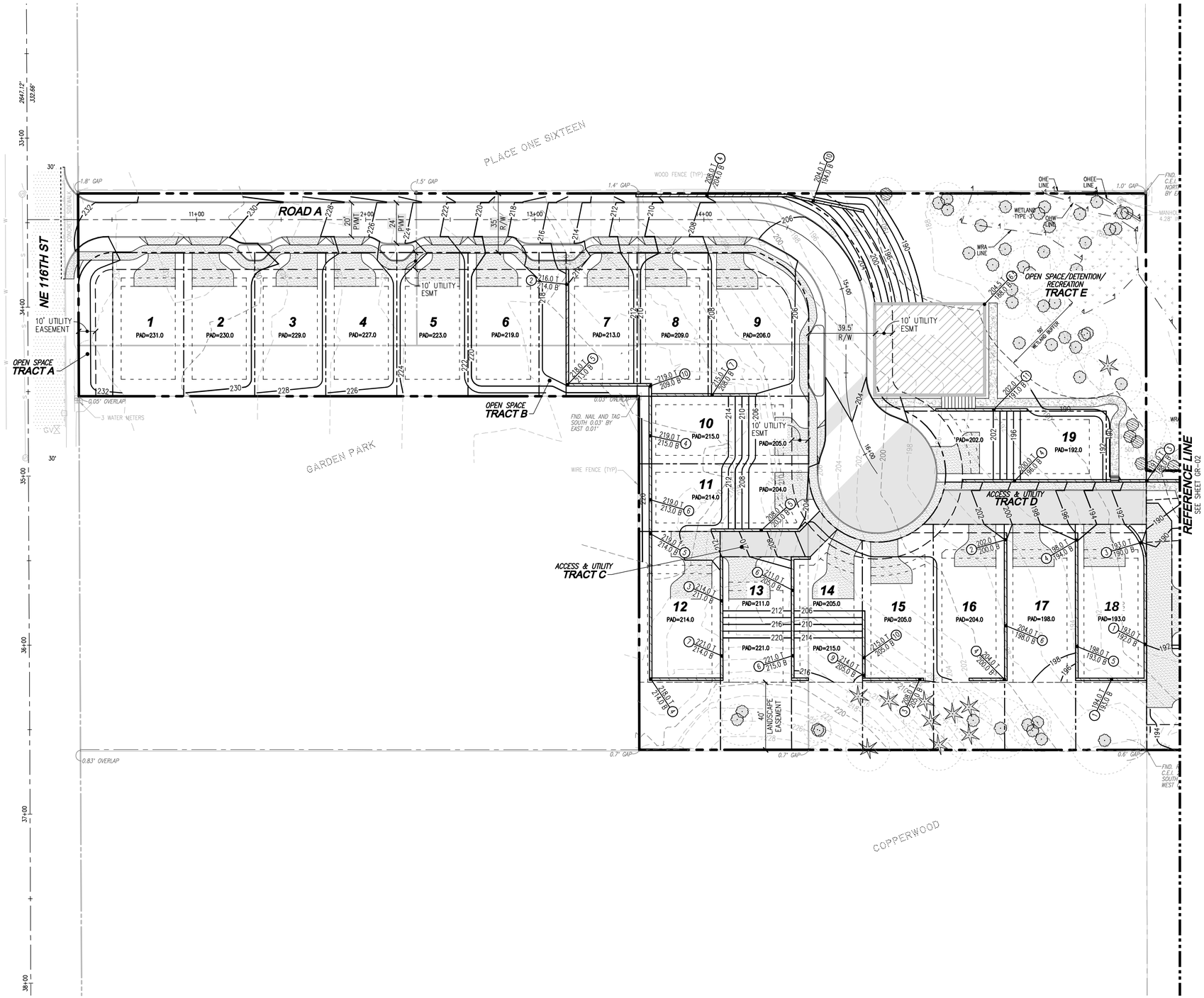
JOB NUMBER:	14-121
DRAWING NAME:	14121C-SP-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

SP-02

SHEET 5 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-SP-PL.dwg Plotted: Sep 22, 2015 - 7:36am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30' 0 30' 60'

LEGEND

RETAINING WALL

EARTHWORK QUANTITIES

CUT: 7,600 CY
FILL: 15,300 CY
NET: 7,700 CY (FILL)

DISCLAIMER

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

GRADING PLAN

JEREMY L. SATTLER — STATE OF WASHINGTON — 35088 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

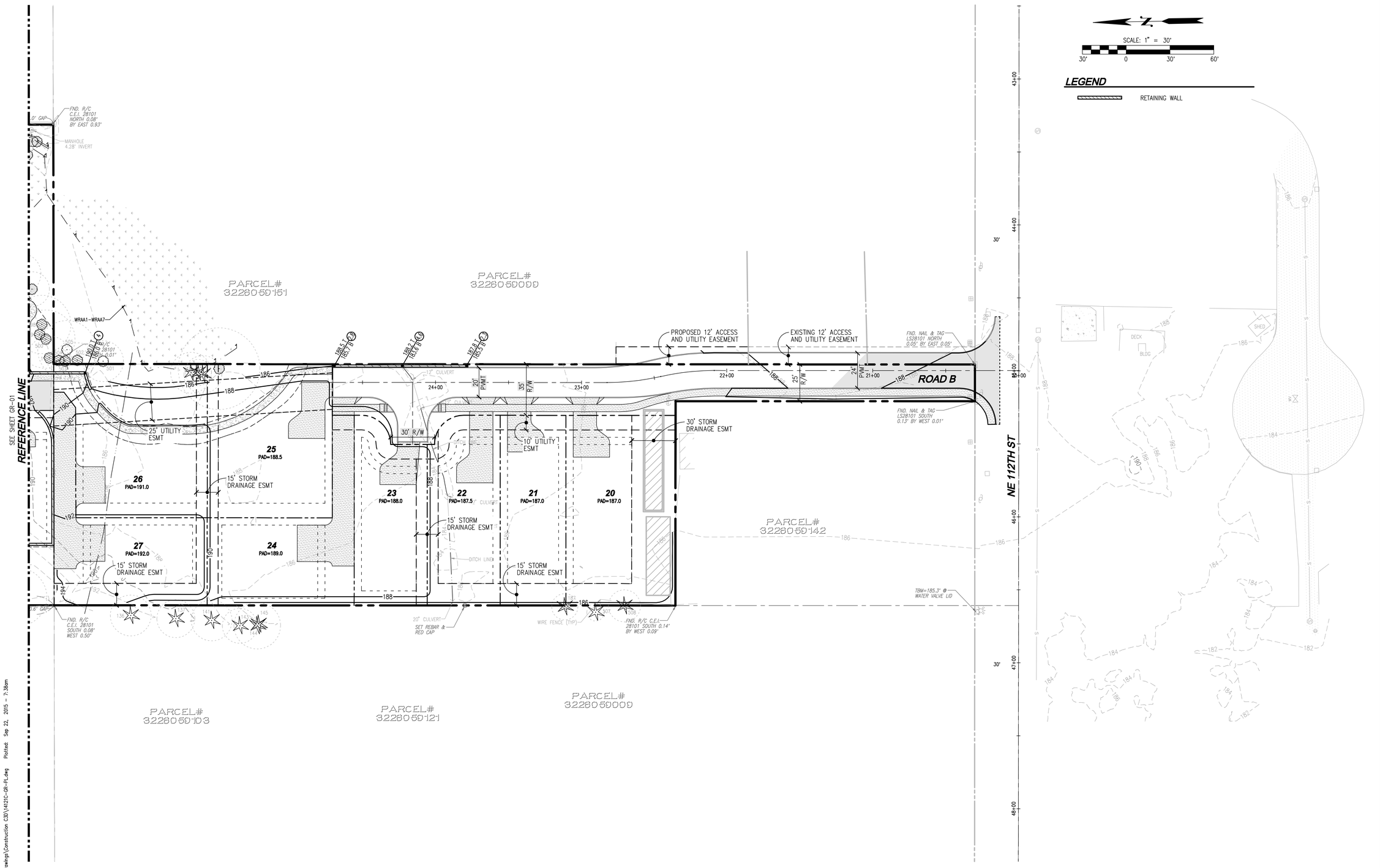
JOB NUMBER:	14-121
DRAWING NAME:	14121C-GR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1" = 30'
JURISDICTION:	CITY OF KIRKLAND

GR-01

SHEET 6 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-GR-PL.dwg Plotted: Sep 22, 2015 - 7:38am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



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LARRY SCRIVANICH

SCRIVANICH PROPERTY

GRADING PLAN

JEREMY L. SATTLER — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 5-31-2016

JOB NUMBER:	14-121
DRAWING NAME:	14121C-GR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

GR-02

SHEET 7 OF 25

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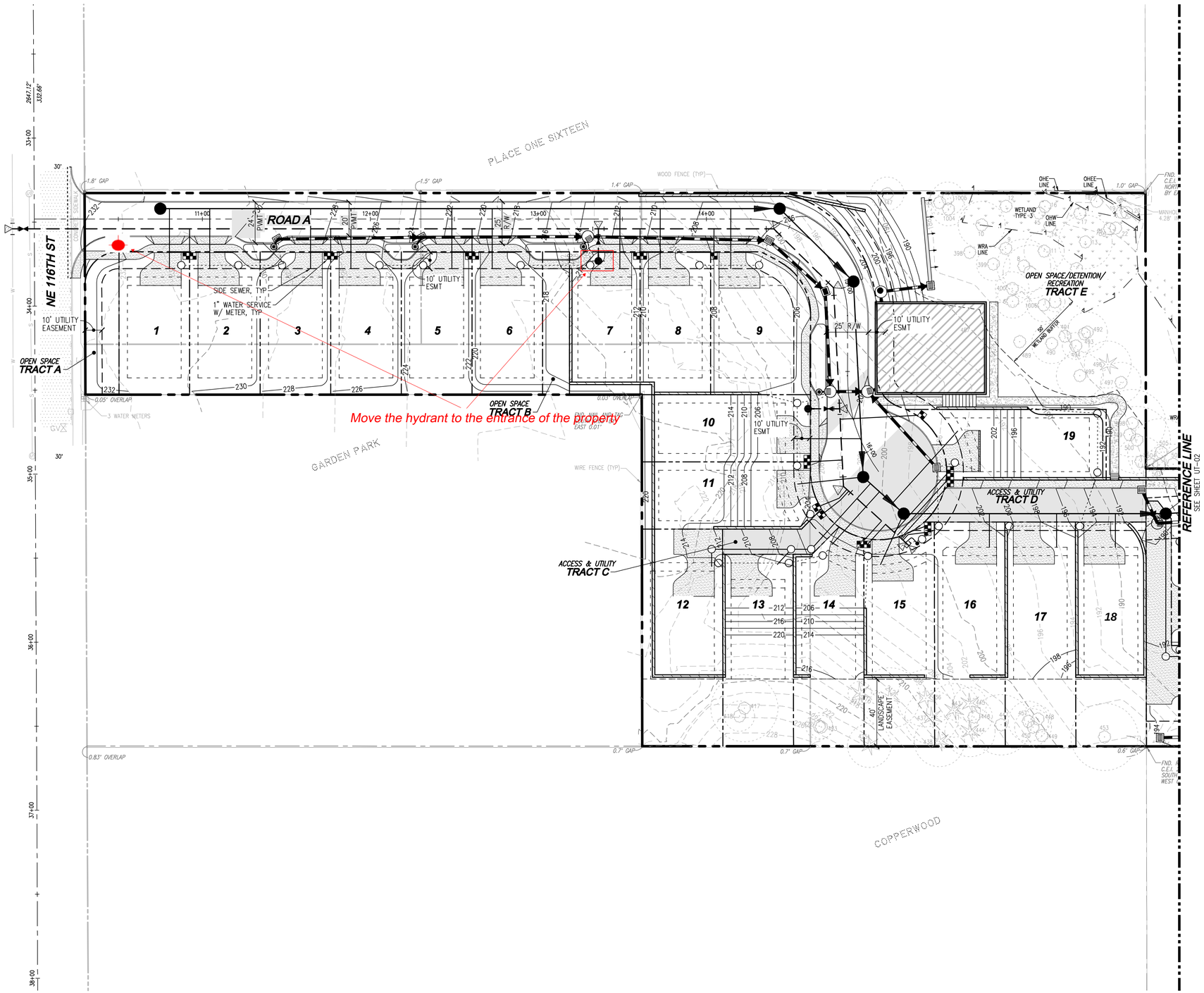
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30' 0 30' 60'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE

REVISIONS			
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LARRY SCRIVANICH

SCRIVANICH PROPERTY

COMPOSITE UTILITY PLAN

JEREMY L. SAMPEL — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-15

JOB NUMBER:	14-121
DRAWING NAME:	14121C-UT-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

UT-01

SHEET 8 OF 25

DISCLAIMER

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Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-UT-PL.dwg Plotted: Sep 22, 2015 - 7:39am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

SCALE: 1" = 30'

30' 0 30' 60'

LEGEND

STORM PIPE
SEWER PIPE
WATER PIPE

PARCEL# 3228059151

PARCEL# 3228059099

PARCEL# 3228059142

PARCEL# 3228059103

PARCEL# 3228059121

PARCEL# 3228059009

SEE SHEET UT-01 REFERENCE LINE

FND. R/C C.E.I. 28101 NORTH 0.08' BY EAST 0.93'

0" GAP

MANHOLE 4.28' INVERT

WRAA1-WRAA7

FND. R/C C.E.I. 28101 NORTH 0.01'

PROPOSED 12' ACCESS AND UTILITY EASEMENT

EXISTING 12' ACCESS AND UTILITY EASEMENT

FND. NAIL & TAG LS28101 NORTH 0.05' BY EAST 0.05'

FND. NAIL & TAG LS28101 SOUTH 0.13' BY WEST 0.01'

ROAD B

NE 111TH PL

NE 112TH ST

25' UTILITY ESMT

30' R/W

20' P/MT

25' R/W

24' P/MT

30' STORM DRAINAGE ESMT

10' UTILITY ESMT

1" WATER SERVICE W/ METER, TYP

SIDE SEWER, TYP

15' STORM DRAINAGE ESMT

Move the hydrant to near lot 20

25

26

27

24

23

22

21

20

43+00

44+00

47+00

48+00

30'

TBM=185.3' @ WATER VALVE LID

FND. R/C C.E.I. 28101 SOUTH 0.08' WEST 0.50'

16" CAP

20" CULVERT

SET REBAR & RED CAP

WIRE FENCE (TYP)

FND. R/C C.E.I. 28101 SOUTH 0.14' BY WEST 0.09'

DECK

BLDG

SHED

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-UT-PL.dwg Plotted: Sep 22, 2015 - 7:39am

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www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

COMPOSITE UTILITY PLAN

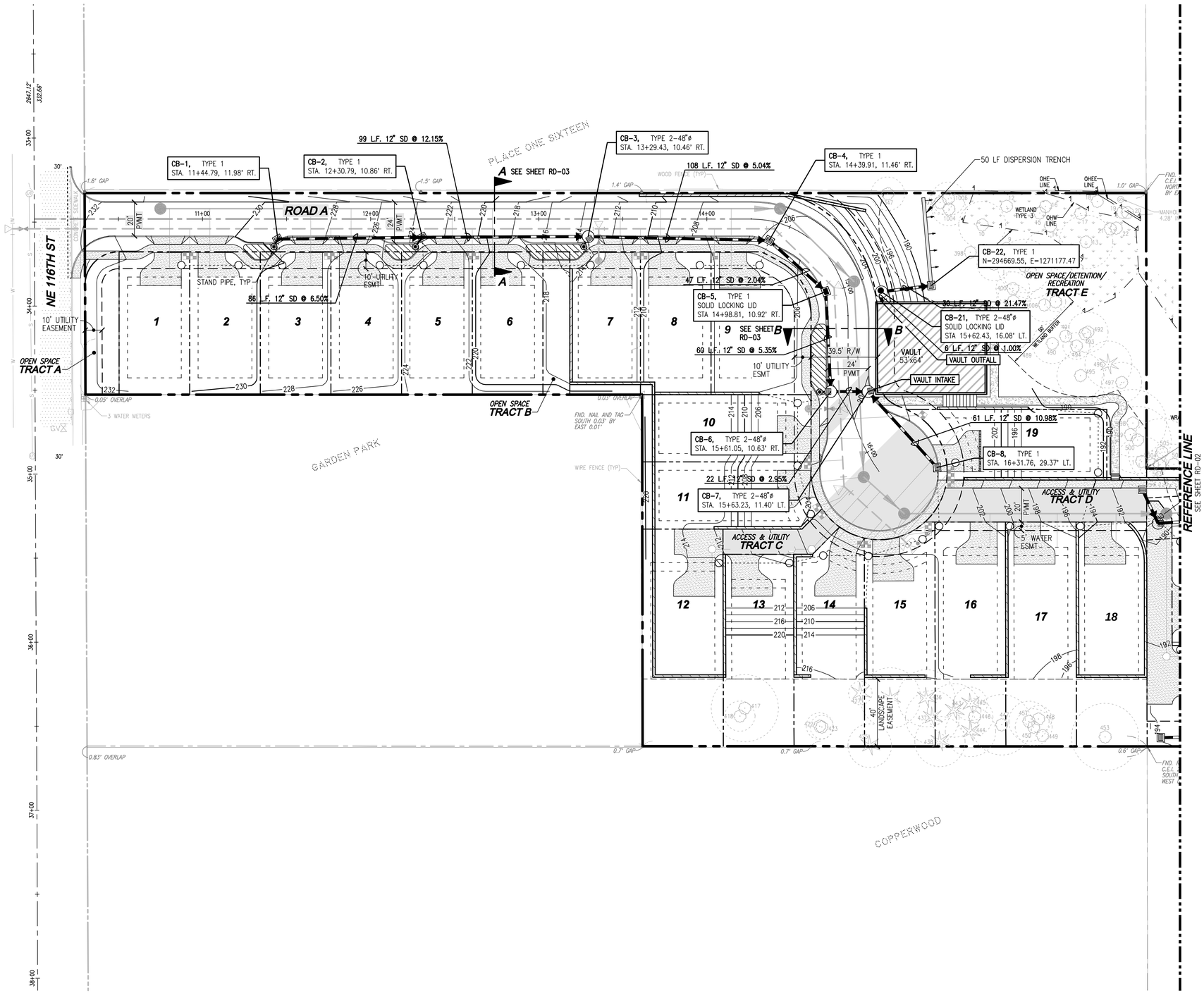
JEREMY L. SAMPEL — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-UT-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

UT-02

SHEET 9 OF 25

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30' 0 30' 60'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- RAINGARDEN PER COK STD. DET CK-L.01

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

ROAD AND STORM DRAINAGE PLAN

JEREMY L. SAMPEL — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-01

SHEET 10 OF 25

DISCLAIMER

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Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PL.dwg Plotted: Sep 22, 2015 - 7:40am

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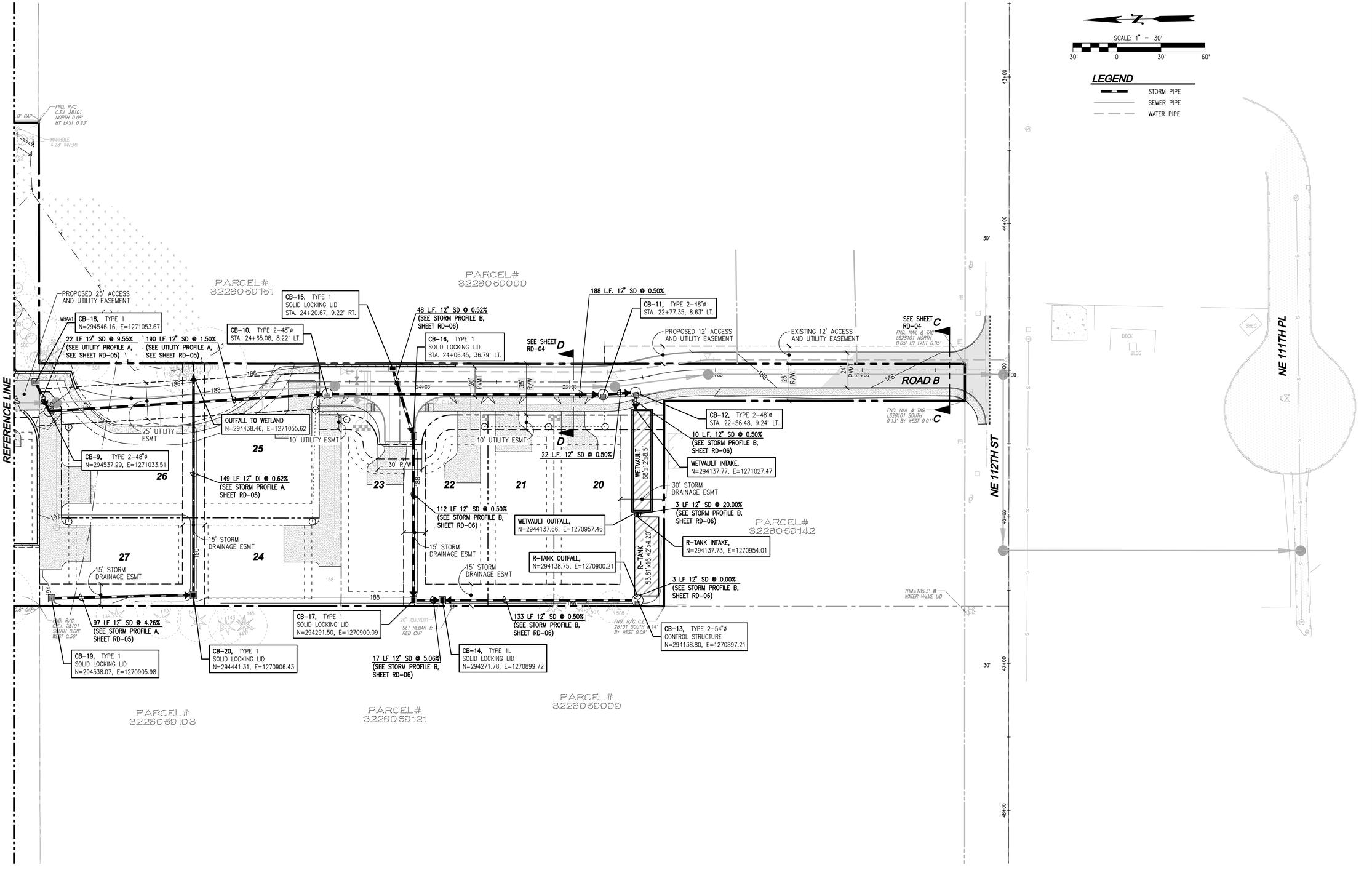

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

ROAD AND STORM DRAINAGE PLAN

JEREMY L. SAMPEL — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-15

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DRAWING NAME:	14121C-RD-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-02

SHEET 11 OF 25

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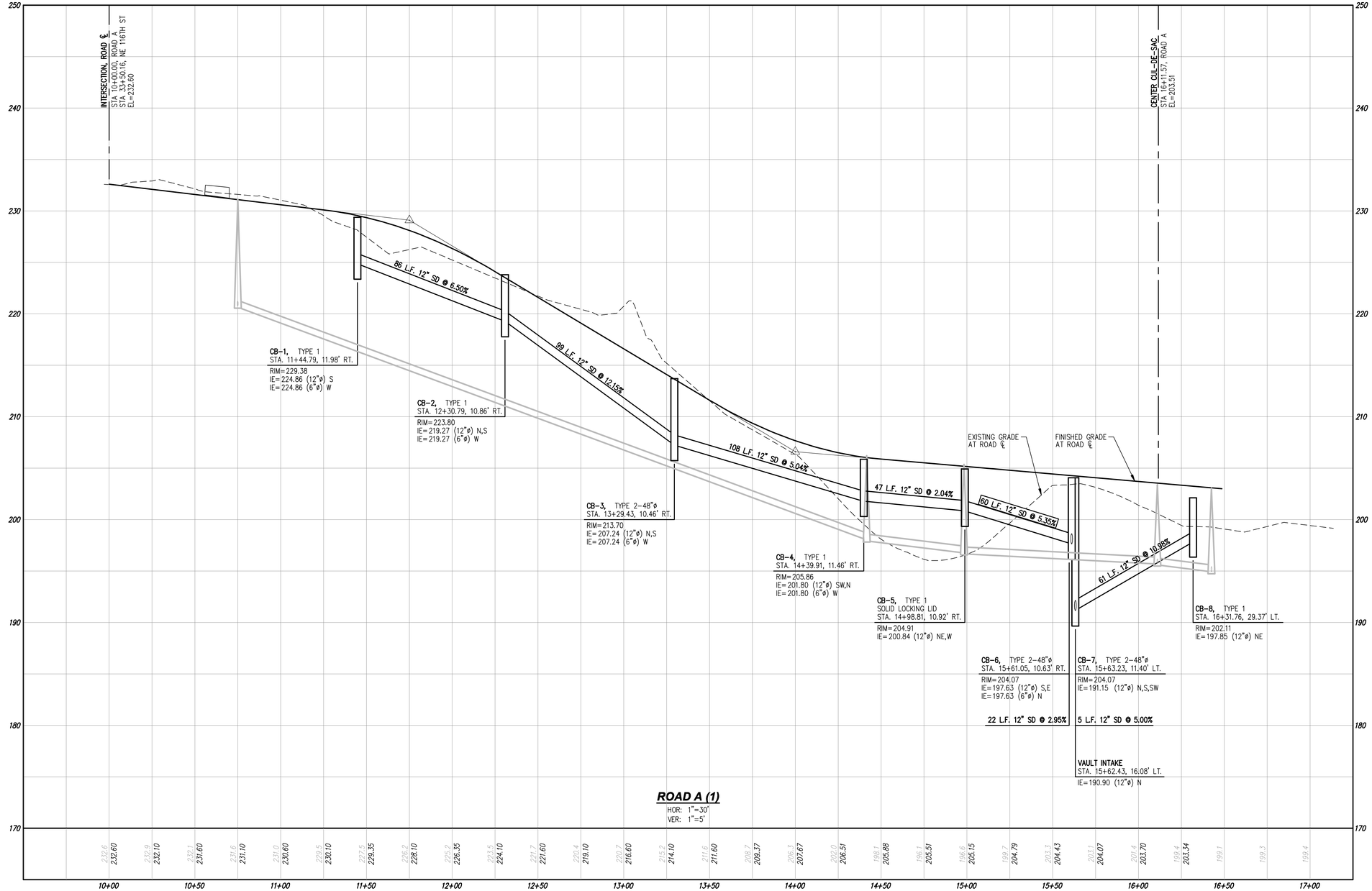
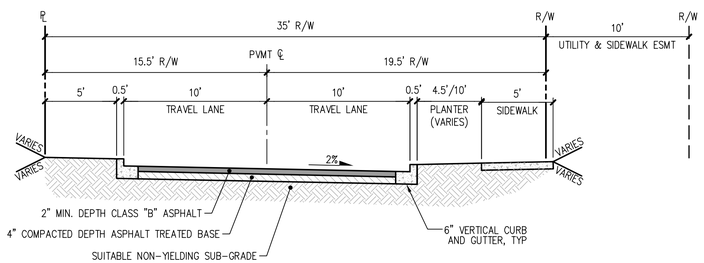
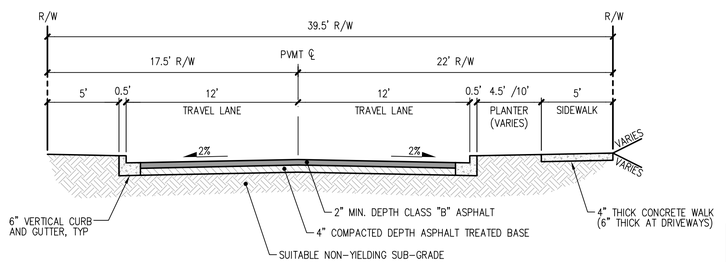




ROAD A SECTION A-A
TYPICAL SECTION
SCALE: 1"=5'



ROAD A SECTION B-B
TYPICAL SECTION
SCALE: 1"=5'

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

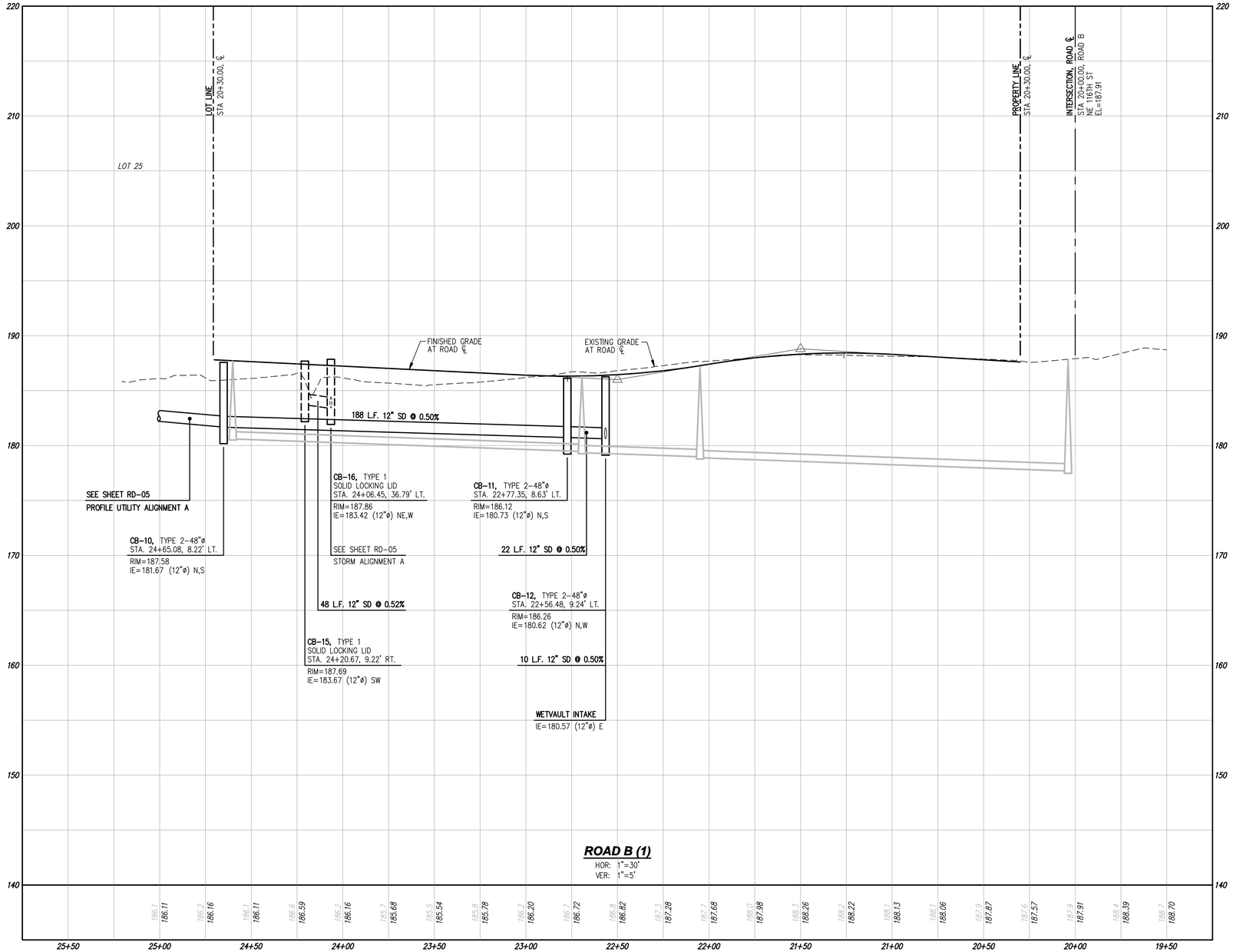
JEREMY L. SATTER
STATE OF WASHINGTON
15868
REGISTERED
PROFESSIONAL ENGINEER
9-21-15

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

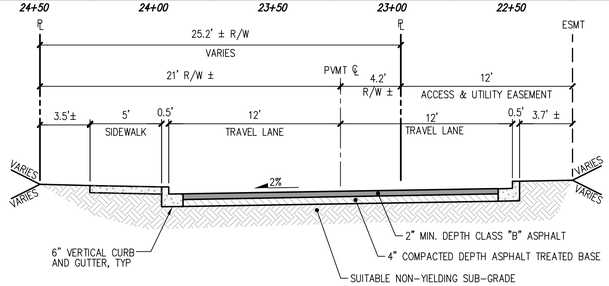
RD-03

SHEET 12 OF 25

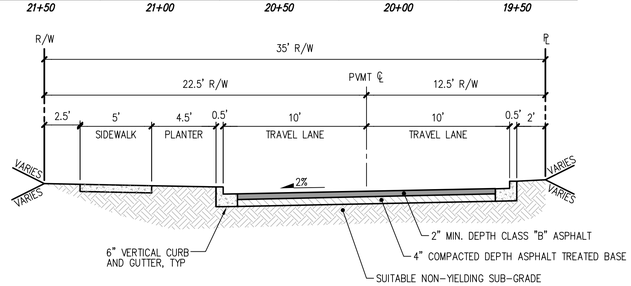
Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PR.dwg Plotted: Sep 22, 2015 - 7:41am



ROAD B (1)
HOR: 1"=30'
VER: 1"=5'



ROAD B SECTION C-C
TYPICAL SECTION
SCALE: 1"=5'



ROAD B SECTION D-D
TYPICAL SECTION
SCALE: 1"=5'

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PR.dwg Plotted: Sep 22, 2015 - 7:41am

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

ROAD AND STORM DRAINAGE PROFILES AND SECTIONS

JEREMY L. SATTLER — 45868 — REGISTERED PROFESSIONAL ENGINEER — STATE OF WASHINGTON

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-04

SHEET 13 OF 25

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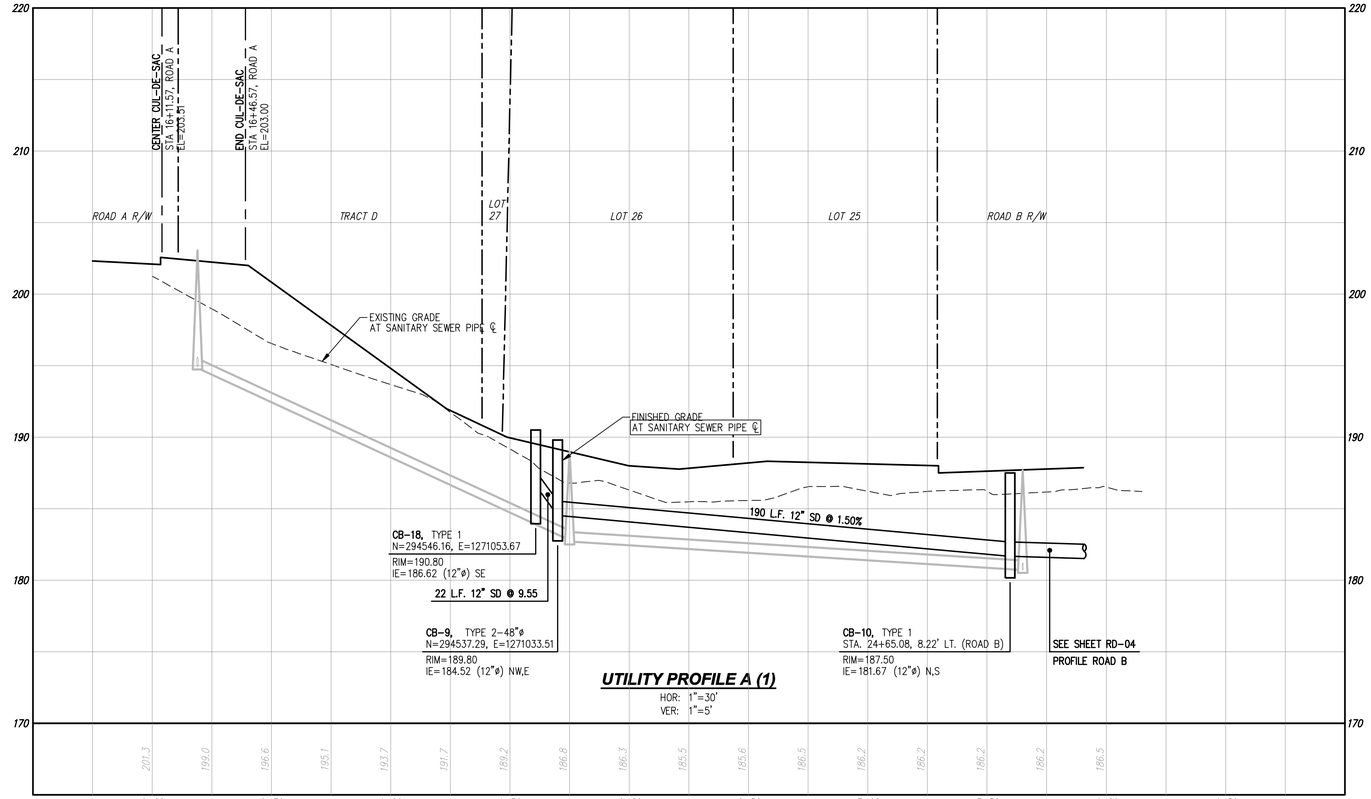
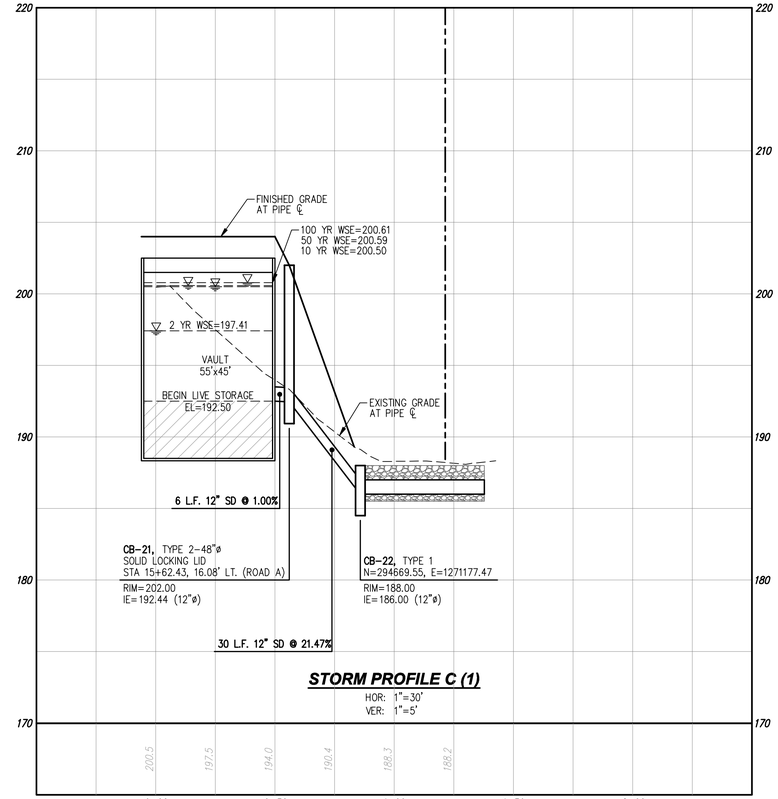


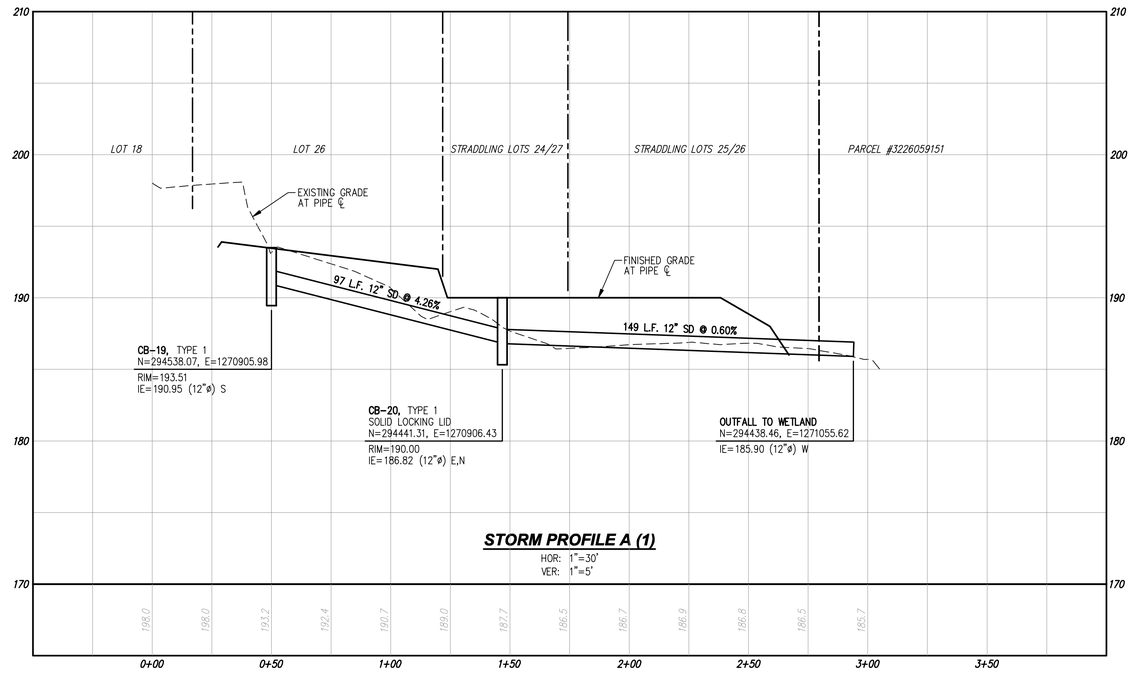
UTILITY PROFILE A (1)

HOR: 1"=30'
VER: 1"=5'



STORM PROFILE C (1)

HOR: 1"=30'
VER: 1"=5'



STORM PROFILE A (1)

HOR: 1"=30'
VER: 1"=5'

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-RD-PR.dwg Plotted: Sep 22, 2015 - 7:41am

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

STORM DRAINAGE PROFILES

JEREMY L. SATTER
STATE OF WASHINGTON
15868
REGISTERED
PROFESSIONAL ENGINEER
9-21-15

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-05

SHEET 14 OF 25

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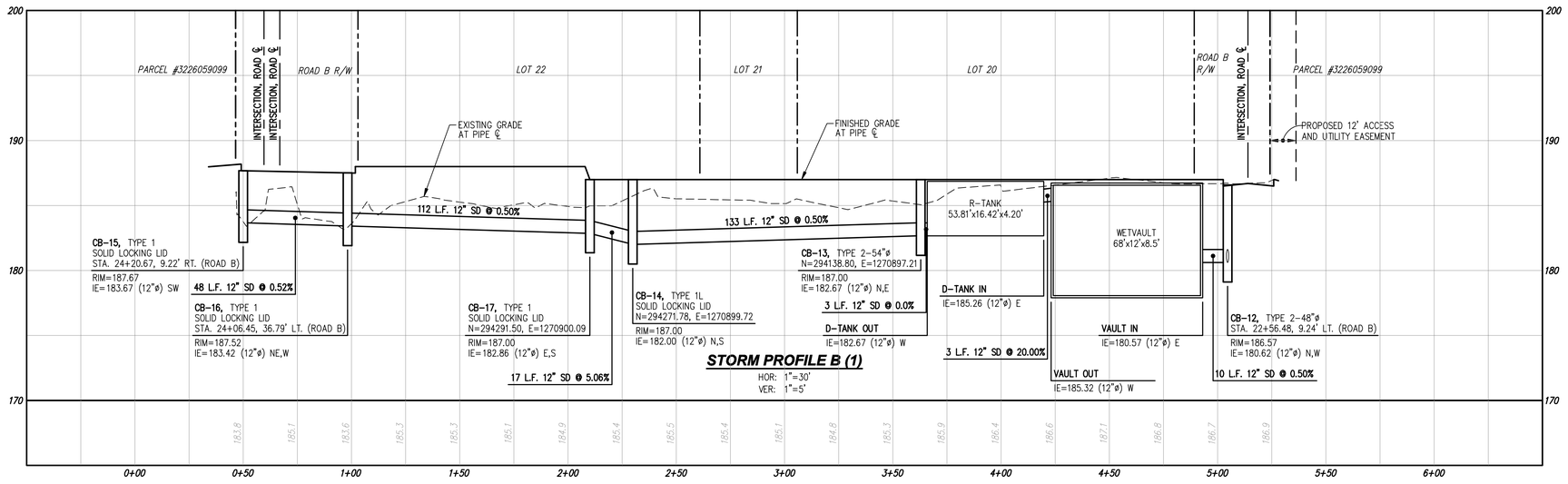
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction C3D\14121C-RD-PR.dwg Plotted: Sep 22, 2015 - 7:41am

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Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

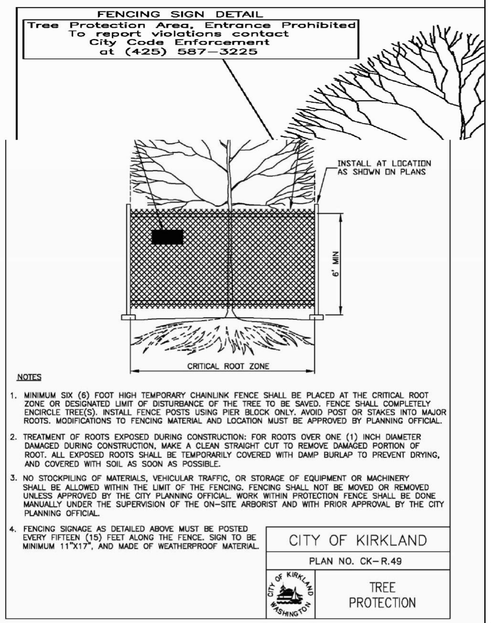
STORM DRAINAGE PROFILES

JEREMY L. SATHER
STATE OF WASHINGTON
45888
REGISTERED
PROFESSIONAL ENGINEER
9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-RD-PR
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

RD-06

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



LEGEND

- TREE PROTECTIVE FENCING PER COK STD PLAN CK-R.49
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING TREE TO RETAIN (IF POSSIBLE)
- EXISTING TREE TO REMOVE
- EXISTING OFFSITE TREE

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-03 AND TR-04 FOR ARBORIST REPORT AND DETAILS.
3. TREES LABELED AS "RETAIN IF POSSIBLE" ARE CONSIDERED REMOVED FOR TREE DENSITY CALCULATIONS.

TREE DENSITY CALCULATIONS

SIGNIFICANT TREES ON SITE=	308
VIABLE SIGNIFICANT TREES ONSITE=	270 - 1,035.5 CREDITS
NON-VIABLE SIGNIFICANT TREES ONSITE=	38
TREES TO BE SAVED=	59 - 201.5 CREDITS
TREE CREDITS REQUIRED=	147.3
TREE CREDITS TO BE PLANTED=	*

*NOTE: TREES ARE NOT REQUIRED TO BE PLANTED BASED ON RETENTION. HOWEVER, TREES WILL BE PLANTED AS PART OF THE PROJECT. SEE PLANTING PLAN BY LANDSCAPE ARCHITECT.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY DUNAWAY SURVEYING, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

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Woodinville, WA 98072
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Fx. 425.482.2883
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

INTEGRATED DEVELOPMENT PLAN

JEREMY L. SAMPEL
STATE OF WASHINGTON
15868
REGISTERED PROFESSIONAL ENGINEER
9-24-15

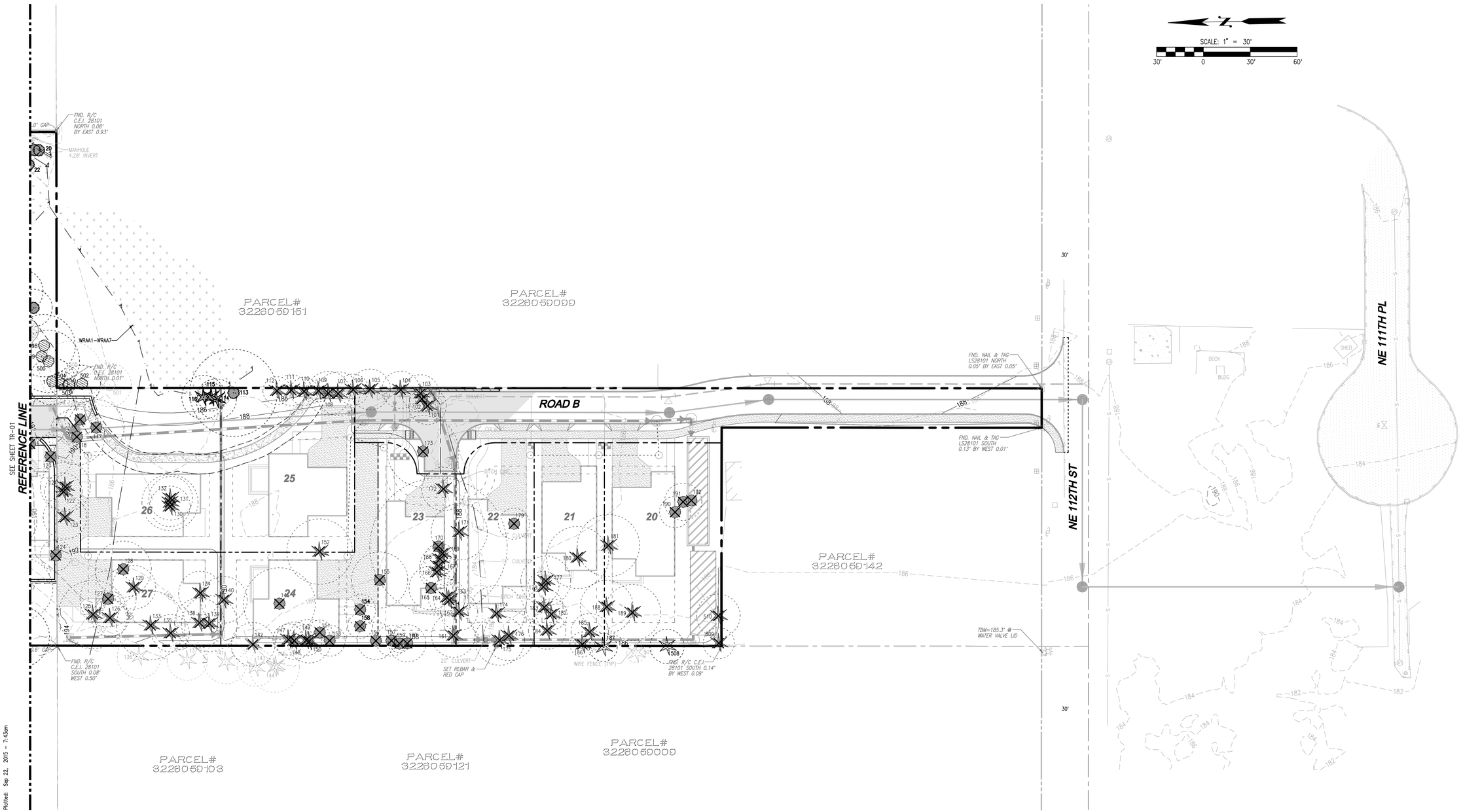
JOB NUMBER:	14-121
DRAWING NAME:	14121C-TR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

TR-01

SHEET 16 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-TR-PL.dwg Plotted: Sep 22, 2015 - 7:42am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



LEGEND

- TREE PROTECTIVE FENCING PER COK STD PLAN CK-R.49
- EXISTING CONIFEROUS TREE TO REMAIN
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING TREE TO RETAIN (IF POSSIBLE)
- EXISTING TREE TO REMOVE
- EXISTING OFFSITE TREE

NOTES

1. SEE LANDSCAPE PLANS FOR TREES TO BE PLANTED.
2. SEE SHEET TR-03 AND TR-04 FOR ARBORIST REPORT AND DETAILS.

TREE DENSITY CALCULATIONS

SIGNIFICANT TREES ON SITE=	308
VIABLE SIGNIFICANT TREES ONSITE=	270 – 1,035.5 CREDITS
NON-VIABLE SIGNIFICANT TREES ONSITE=	38
TREES TO BE SAVED=	59 – 201.5 CREDITS
TREE CREDITS REQUIRED=	147.3
TREE CREDITS TO BE PLANTED=	*

*NOTE: TREES ARE NOT REQUIRED TO BE PLANTED BASED ON RETENTION. HOWEVER, TREES WILL BE PLANTED AS PART OF THE PROJECT. SEE PLANTING PLAN BY LANDSCAPE ARCHITECT.

DISCLAIMER

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REVISIONS

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THE CIVIL ENGINEERING GROUP
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2883
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

INTEGRATED DEVELOPMENT PLAN

JEREMY L. SATTER — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-TR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

TR-02

SHEET 17 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-TR-PL.dwg Plotted: Sep 22, 2015 - 7:43am

ONSITE TREE TABLE

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

TREE TAG #	SPECIES	DBH	CONDITION	COMMENTS	VIABLE	CREDITS	RETENTION
248	Japanese fl cherry	7	good	no concerns	viable	1.0	Remove
214	Lawson cypress	13,8	good	no concerns	viable	3.5	Remove
215	Lawson cypress	10,13	good	no concerns	viable	3.5	Remove
216	Lawson cypress	12	good	no concerns	viable	2.0	Remove
217	Lawson cypress	9,10,10	good	no concerns	viable	3.0	Remove
218	Lawson cypress	13	good	no concerns	viable	2.5	Remove
219	Lawson cypress	12,10	good	no concerns	viable	3.0	Remove
235	bitter cherry	16	fair	heavy lean north, mature	borderline	na	Remove
226	apple	8	good	no concerns	viable	1.0	Remove
206	Japanese maple 7	4~6	fair–good	shrub form	viable	1.0	Remove
222	western red cedar	5	fair–good	suppressed	viable	0.5	Remove
223	big leaf maple	6	fair–poor	growing off rotten maple stump	borderline	na	Remove
225	Douglas–fir	15	fair	major crook at 30', stub	viable	3.5	Remove
273	Douglas–fir	12	fair	suppressed	viable	2.0	Remove
272	Douglas–fir	19	good	natural lean northwest	viable	5.5	Remove
275	Douglas–fir	20	good	no concerns	viable	6.0	Remove
274	Douglas–fir	9	poor	dead top, suppressed	non–viable	na	Remove
276	Douglas–fir	6	fair	supp, over topped	viable	1.0	Remove
277	Pacific madrone	8	fair	heavy lean, assymetric crown	viable	1.0	Remove
278	Douglas–fir	6	fair	suppressed	viable	1.0	Remove
280	Douglas–fir	7	fair–poor	suppressed	borderline	na	Remove
279	Douglas–fir	6	fair–poor	suppressed	borderline	na	Remove
281	Douglas–fir	18	good	no concerns	viable	5.0	Remove
282	Douglas–fir	12	fair	natural lean south	viable	2.0	Remove
285	Douglas–fir	11	fair–good	no concerns	viable	1.5	Remove
288	Douglas–fir	9	fair	suppressed, broken leader	viable	1.0	Remove
286	Douglas–fir	5	fair	suppressed, can't isolate	viable	0.5	Remove
287	Douglas–fir	22	good	no concerns	viable	7.0	Remove
284	Douglas–fir	9	fair	can't expose, poor taper	viable	1.0	Remove
283	Douglas–fir	17	good	no concerns	viable	4.5	Remove
268	Douglas–fir	13	fair–good	minor bend	viable	2.5	Remove
266	Douglas–fir	13	fair	forked top at old break, slight lean north	viable	2.5	Remove
267	Douglas–fir	7	poor	broken top, supp	borderline	na	Remove
250	Douglas–fir	28	fair–good	full crown, minor crooks	viable	10.0	Remove
261	weeping beech	11	fair–good	no concerns	viable	1.5	Remove
249	Colorado blue spruce	12	fair–good	crooked top	viable	2.0	Remove
251	deciduous	10	fair–good	multiple tops	viable	1.0	Remove
241	Douglas–fir	19	good	natural lean west	viable	5.5	Remove
262	Douglas–fir	15	good	within contact of root diseased tree	viable	3.5	Remove
263	Douglas–fir	13	fair–good	natural lean north	viable	2.5	Remove
264	Douglas–fir	24	good	no concerns	viable	8.0	Remove
244	Douglas–fir	21	dead	root rot	dead	na	Remove
243	Douglas–fir	21	fair	close to root rot tree	viable	6.5	Remove
242	Douglas–fir	23	fair	close to root rot tree	viable	7.5	Remove
319	Douglas–fir	18	good	north 1/2 of root zone cov'd in yard waste	viable	5.0	Remove
320	Douglas–fir	8	fair	can't expose, intermediate, poor trunk taper	borderline	na	Remove
321	Douglas–fir	14	fair–good	no concerns	viable	3.0	Remove
334	Douglas–fir	11	fair	broken top, can't expose or isolate	viable	1.5	Remove
245	Douglas–fir	22	good	no concerns	viable	7.0	Remove
246	Douglas–fir	13	fair	crooked top	viable	2.5	Remove
247	Douglas–fir	14	fair–good	crook	viable	3.0	Remove
318	beaked hazelnut	2~6	fair–good	large shrub	viable	na	Remove
337	Douglas–fir	18	fair–good	no concerns	viable	5.0	Remove
340	Douglas–fir	8	fair	suppressed, broken top	viable	1.0	Remove
342	Douglas–fir	6	fair	suppressed	viable	1.0	Remove
344	bitter cherry	17	fair	decent form, good vigor	viable	4.5	Remove
341	Douglas–fir	6	fair	suppressed	viable	1.0	Remove
339	Douglas–fir	5	fair–poor	defomed suppressed top	borderline	na	Remove
336	Douglas–fir	6	fair	suppressed, over topped	viable	1.0	Remove
335	Douglas–fir	6	fair	suppressed, broken top	viable	1.0	Remove
338	bitter cherry	6	fair	natural lean east, low risk	viable	1.0	Remove
314	Douglas–fir	7	fair	forks off of Tree 315	viable	1.0	Remove
315	Douglas–fir	23	good	no concerns	viable	7.5	Remove
333	bitter cherry	9	fair	suppressed, natural lean west	viable	1.0	Remove
327	big leaf maple	15	poor	hypoxylon infection, large seam at base	non	na	Remove
332	Douglas–fir	26	good	nc, near pl	viable	9.0	Remove
325	Douglas–fir	17	fair–good	natural lean	viable	4.5	Remove
329	red alder	10	fair	natural lean west	viable	1.0	Remove
362	bitter cherry	7	fair	low risk	viable	1.0	Remove
363	bitter cherry	6	fair	low risk	viable	1.0	Remove
361	bitter cherry	5	fair	low risk	viable	0.5	Remove
365	Douglas–fir	8	good	no concerns	viable	1.0	Remove
367	Douglas–fir	19	good	no concerns	viable	5.5	Remove
369	western red cedar	10	good	no concerns, young	viable	1.0	Remove
360	Douglas–fir	6	fair	suppressed, young	viable	1.0	Remove
366	Douglas–fir	11	fair–good	remove ivy	viable	1.5	Remove
368	red alder	8	fair	natural lean south	viable	1.0	Remove
357	red alder	5	fair	non–significant	viable	0.5	Remove
345	bitter cherry	11	fair–good	decent form and vigor	viable	1.5	Remove
349	bitter cherry	8	fair	leans south, remove ivy	viable	1.0	Remove
350	bitter cherry	5	fair	non–significant	viable	0.5	Remove
352	Douglas–fir	8	fair	suppressed, low risk, remove ivy	viable	1.0	Remove
347	bitter cherry	9	fair–good	no concerns	viable	1.0	Retain if possible
397	black cottonwood	12	fair	young	viable	2.0	Remove
1003	black cottonwood	9	fair	young	viable	1.0	Retain

TREE TAG #	SPECIES	DBH	CONDITION	COMMENTS	VIABLE	CREDITS	RETENTION
1004	hawthorn	7	fair	no concerns	viable	1.0	Retain
1005	black cottonwood	6	fair	low risk	viable	1.0	Retain
10	black cottonwood	27	fair	moderate rik, in wet soils	viable	9.5	Retain
12	red alder	10	poor	broken top, 2 reg leaders, low risk	borderline	na	Retain
9	red alder	10	poor	broken, trunk decay, low risk	borderline	na	Retain
14	red alder	6	fair	no concerns	viable	1.0	Retain
15	red alder	6	fair	lean	viable	1.0	Retain
16	red alder	7	fair	lean	viable	1.0	Retain
17	red alder	9	fair	no concerns	viable	1.0	Retain
21	red alder	4	fair	non–significant	viable	0.5	Retain
22	red alder	6	fair	lean, low risk	viable	1.0	Retain
18	red alder	7	fair	no concerns	viable	1.0	Retain
19	red alder	9	fair	no concerns	viable	1.0	Retain
20	red alder	10	fair	no concerns	viable	1.0	Retain
13	black cottonwood	35	fair	moderate risk, in wet soils	viable	13.5	Retain
23	red alder	11	fair	lean, low risk	viable	1.5	Retain
11	cascara	7	fair	leans east, low risk	viable	1.0	Retain
7	black cottonwood	32	fair	on higher ground, appears sound	viable	12.0	Retain
8	red alder	12	fair	fork, lean	viable	2.0	Retain
400	black cottonwood	9	fair	lean	viable	1.0	Retain
6	European mtn ash	5,4,4	fair	low risk	viable	1.0	Retain
399	red alder	11	poor	low risk, good habitat	borderline	na	Retain
398	red alder	12	poor	broken, low risk, good wildlife habitat	borderline	na	Retain
488	red alder	10	poor	broken, low risk, good wildlife habitat	borderline	na	Remove
489	European mtn ash	8	fair	low risk	viable	1.0	Retain
490	bitter cherry	10	fair	decent form and vigor	viable	1.0	Retain
491	red alder	15	fair–poor	broken top, good wildlife habitat	borderline	na	Retain
1006	European mtn ash	7	fair	low risk	viable	1.0	Retain
1007	Douglas–fir	7	fair	somewhat suppressed, low risk	viable	1.0	Retain
493	red alder	6	fair–poor	low risk	borderline	na	Retain
492	red alder	13	fair	forked, no target, ok	viable	2.5	Retain
494	bitter cherry	6	fair	no concerns	viable	1.0	Retain
496	western red cedar	36	good	full crown, good taper	viable	14.0	Retain
497	willow	8	fair	leans west	viable	1.0	Retain
495	willow	11	fair	leans west	viable	1.5	Retain
485	chestnut	12,12	fair–poor	fork at root crown, decay, split–east stem	borderline	na	Remove
486	western red cedar	11	good	no concerns	viable	1.5	Remove
487	western red cedar	12	good	no concerns	viable	2.0	Remove
396	western red cedar	9	good	no concerns	viable	1.0	Remove
388	red alder	11	poor	broken, trunk decay	non	na	Remove
389	bitter cherry	9	fair	slight lean	viable	1.0	Remove
390	bitter cherry	6	fair	leans west	viable	1.0	Remove
392	bitter cherry	8	fair	no concerns	viable	1.0	Remove
394	bitter cherry	8	fair	no concerns	viable	1.0	Remove
393	red alder	8	fair–poor	leans to wetland	borderline	na	Remove
395	bitter cherry	6	fair	suppressed	viable	1.0	Remove
391	bitter cherry	17	good	no concerns	viable	4.5	Remove
322	scots pine blue	8	good	slight lean west, poor trunk taper	viable	1.0	Remove
323	norway maple	9	good	no concerns	viable	1.0	Remove
324	Douglas–fir	18	fair–good	minor crook	viable	5.0	Remove
371	Douglas–fir	25	good	natural lean west, minor trunk sweep	viable	8.5	Remove
372	Douglas–fir	18	good	no concerns	viable	5.0	Remove
373	Douglas–fir	21	good	no concerns	viable	6.5	Remove
374	Douglas–fir	25	good	slight sweep to west	viable	8.5	Remove
378	Douglas–fir	20	fair–poor	forked at 30', codom stems, splitting apart, high risk	borderline	na	Remove
375	Douglas–fir	23	good	no concerns	viable	7.5	Remove
376	Douglas–fir	19	fair–good	can't expose or isolate	viable	5.5	Remove
383	Douglas–fir	13	fair	old broken top, suppressed, can't isolate	viable	2.5	Remove
384	Douglas–fir	11	fair	old broken top, suppressed, can't isolate	viable	1.5	Remove
377	Douglas–fir	10	fair	old broken top, suppressed, can't isolate	viable	1.0	Remove
379	Douglas–fir	15	good	no concerns	viable	3.5	Remove
385	Douglas–fir	16	good	no concerns	viable	4.0	Remove
386	Douglas–fir	16	fair	broken top	viable	4.0	Remove
387	Douglas–fir	17	fair–good	fair taper	viable	4.5	Remove
382	Douglas–fir	11	fair	broken top, suppressed, can't isolate	viable	1.5	Remove
381	Douglas–fir	21	good	no concerns	viable	6.5	Remove
380	Douglas–fir	26	good	no concerns	viable	9.0	Remove
446	bitter cherry	9	good	ivy covering the trunk	viable	1.0	Retain
445	Douglas–fir	31	good	ivy covering trunk	viable	11.5	Retain
447	big leaf maple	15	good	good form, good branch attachments	viable	3.5	Retain
451	bitter cherry	8	good	no concerns	viable	1.0	Retain
450	bitter cherry	7	good	10 degree lean SW	viable	1.0	Retain
448	cascara	6	poor	root rot	non viable	1.0	Retain
449	bitter cherry	7, 9	fair	co–dominant stems, 30 deg lean south	viable	2.0	Retain
452	black cottonwood	49	poor	co–dom stems, high–risk	non viable	na	Remove
453	black cottonwood	35	fair–poor	likely to fall away, low risk	borderline	13.5	Retain
457	Douglas–fir	27	fair	self corrected lean south	viable	9.5	Remove
455	bitter cherry	6	good	no concerns	viable	1.0	Remove
456	black cottonwood	7	good	no concerns	viable	1.0	Remove
460	big leaf maple	21	fair	past wound on east side of the trunk	viable	6.5	Remove
461	western red cedar	6	good	no concerns	viable	1.0	Remove
458	bitter cherry	9	good	co–dominant stems, forks at 10'	viable	1.0	Remove
459	Douglas–fir	23	good	no concerns	viable	7.5	Remove
479	Douglas–fir	9	good	no concerns	viable	1.0	Remove
482	bitter cherry	6	fair	scar on the bole	viable	1.0	Remove
483	bitter cherry	7	good	no concerns	viable	1.0	Remove
462	Douglas–fir	38	good	ivy covering the trunk	viable	15.0	Remove
463	Douglas–fir	27	good	rope swing	viable	9.5	Remove
464	Douglas–fir	19	good	no concerns	viable	5.5	Remove
465	Douglas–fir	18	good	no concerns	viable	5.0	Remove
467	Douglas–fir	21	good	no concerns	viable	6.5	Remove

TREE TAG #	SPECIES	DBH	CONDITION	COMMENTS	VIABLE	CREDITS	RETENTION
481	pacific madrone	6	good	dead co–dominant stem	viable	1.0	Remove
240	weeping giant sequoia	10	fair	typical	viable	1.0	Remove
414	common pear	7, 5	good	co–dominant stems	viable	1.5	Remove
417	bitter cherry	16	good	good form, full crown	viable	4.0	Retain
418	bitter cherry	6, 5	fair	co–dominant stems, good attachment	viable	1.5	Retain
422	bitter cherry	11	fair	small live crown	viable	1.5	Retain
423	bitter cherry	9	fair	small live crown	viable	1.0	Retain
425	Douglas–fir	28	good	near fence, ivy on the trunk, forks at 45'	viable	10.0	Retain
427	western red cedar	6	good	full crown, no concerns	viable	1.0	Retain
426	western red cedar	45	good	full crown, good taper, ivy on the trunk	viable	18.0	Retain
428	bitter cherry	11	fair	forks et 40', one of the stems is dead	viable	1.5	Remove
439	western hemlock	6	good	suppressed by #426	viable	1.0	Remove
429	bitter cherry	14	good	no concerns	viable	3.0	Remove
433	bitter cherry	8	good	full crown, no concerns	viable	1.0	Remove
432	bitter cherry	15	fair	past mechanical wound on lower trunk	viable	3.5	Remove
431	bitter cherry	8	fair	#430, #431, #432 are cabled together	viable	1.0	Remove
430	bitter cherry	12	good	no concerns	viable	2.0	Remove
435	mountain ash	8	fair poor	slight lean, suppressed	borderline	na	Remove if hazardous
436	Douglas–fir	21	good	trunk is covered in ivy	viable	6.5	Retain
437	Douglas–fir	29	good	trunk is covered in ivy	viable	10.0	Retain
438	big leaf maple	23	fair	growing around fence post	viable	7.5	Retain
444	Douglas–fir	33	good	no concerns	viable	13.0	Retain
443	big leaf maple	14, 15	fair	co–dominant stems, poor attachment	viable	6.0	Retain
480	western red cedar	6	good	no concerns	viable	1.0	Remove
466	Douglas–fir	32	good	full crown, no concerns	viable	12.0	Remove
476	Douglas–fir	18	good	no concerns	viable	5.0	Remove
477	Douglas–fir	16	fair	broken top	viable	4.0	Remove
478	Douglas–fir	23	good	no concerns	viable	7.5	Remove
484	Douglas–fir	22	good	good taper, no concerns	viable	7.0	Remove
475	blue atlas cedar	8	fair	some foliage dieback	viable	1.0	Remove
700	plum	6	good	forks at 6'	viable	1.0	Remove
2	black cottonwood	6	good	no concerns	viable	1.0	Remove
1	black cottonwood	12	good	10 degree lean north	viable	2.0	Retain if possible
500	black cottonwood	19	good	no concerns	viable	5.5	Retain if possible
498	mountain ash	7, 6, 5, 5, 7	good	forks at base, mult stems	viable	1.0	Retain if possible
468	Douglas–fir	27	poor	root rot	non viable	na	Remove
474	Saucer magnolia	6, 3	good	typical	viable	1.0	Remove
470	Saucer magnolia	6, 5	good	typical	viable	1.0	Remove
471	Douglas–fir	26	good	no concerns	viable	9.0	Remove
472	Douglas–fir	23	good	no concerns	viable	7.5	Remove
473	Douglas–fir	31	good	no concerns	viable	11.5	Remove
441	Scots pine	6	good	no concerns	viable	1.0	Remove
469	Douglas–fir	28	good	close to root rot tree (#468)	viable	10.0	Remove
499	mountain ash	4				0.5	Retain if possible
101	western red cedar	17	fair–poor	topped for power lines	borderline	na	Remove
102	western red cedar	10	fair–poor	topped for power lines	borderline	na	Remove
103	western red cedar	14	fair–poor	topped for power lines	borderline	na	Remove
104	Douglas–fir	18	fair–poor	topped, regen, fork	borderline	na	Remove
105	western red cedar	20	good	no concerns	viable	6.0	Remove
106	Douglas–fir	11	fair	poor trunk taper, slight lean east	viable	1.5	Remove
107	Douglas–fir	20	fair–good	slight lean east, minor crooks	viable	6.0	Remove
108	Atlas cedar	15	good	no concerns	viable	3.5	Remove
109	Atlas cedar	14	fair–good	natural lean east	viable	3.0	Remove
110	Atlas cedar	16	good	no concerns	viable	4.0	Remove
111	Atlas cedar	17	good	no concerns	viable	4.5	Remove
112	Lawson cypress	9	good	somewhat suppressed	viable	1.0	Remove
113	big leaf maple	16	fair	fork, assymetric crown	viable	4.0	Retain
114	western red cedar	13	fair	dead top	viable	2.5	Retain
115	western red cedar	10	fair	dead top	viable	1.0	Retain
116	western red cedar	15	fair	dead top	viable	2.5	Retain
117	black cottonwood	33	fair	typical	viable	12.5	Remove
118	black cottonwood	29	fair	typical	viable	10.5	Remove
119	black cottonwood	9	fair–poor	suppressed, mod decay column	borderline	na	Remove
120	bitter cherry	11	fair	typical	viable	1.5	Remove
121	Douglas–fir	32	fair	heavy bleeding on lower trunk	viable	12.0	Remove
122	Douglas–fir	23	fair	broken top	viable	7.5	Remove
123	Douglas–fir	18	fair–poor	broken top, suspect trunk decay	borderline	na	Remove
124	European Mtn. ash	6	fair	typical	viable	1.0	Remove
125	western red cedar	38	good	next to creek – dry	viable	15.0	Remove
126	western red cedar	25	good	sl lean west	viable	8.5	Remove
127	big leaf maple	8	fair	young, natural lean, next to creek	viable	1.0	Remove
128	Norway maple	14	fair	fork, codominant stems	viable	3.0	Remove
129	Douglas–fir	26	fair	evidence of schweinitzii, crook, crown raised	borderline	na	Remove
130	western red cedar	13	good	no concerns	viable	2.5	Remove
131	western red cedar	23	good	no concerns	viable	7.5	Remove
132	sitka spruce	14	fair	sparse crown	viable	3.0	Remove
133	European white birch	16	fair–poor	mature, dead top, heavy lean	borderline	na	Remove

DISCLAIMER

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REVISIONS

NO.	DATE	DESCRIPTION	BY

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Engineering Structural Planning Survey
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Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

INTEGRATED DEVELOPMENT NOTES AND DETAILS

JOB NUMBER:	14–121
DRAWING NAME:	14121C–TR–PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9–21–15
SCALE:	AS NOTED
JURISDICTION:	CITY OF KIRKLAND

TR-03

SHEET 18 OF 25

Drawing: P:\2014\14–121 Scrivanich Property\Drawings\Construction C3D\14121C–TR–PL.dwg Plotted: Sep 22, 2015 – 7:43am

ONSITE TREE TABLE

TREE TAG #	SPECIES	DBH	CONDITION	COMMENTS	VIABLE	CREDITS	RETENTION
140	true fir- white fir	27	good	no concerns	viable	9.5	Remove
142	Douglas-fir	14	fair-poor	broken top, trunk decay, major crook	borderline	na	Remove
146	tulip tree	25	fair-good	natural lean east, crown raised	viable	8.5	Remove
147	western red cedar	6	good	somewhat suppressed	viable	1.0	Remove
148	western red cedar	14	good	no concerns	viable	3.0	Remove
149	western red cedar	6	fair	suppressed, ivy	viable	1.0	Remove
150	western red cedar	20	good	ivy	viable	6.0	Remove
151	bitter cherry	7	fair	typical	viable	1.0	Remove
152	Douglas-fir	44	good	crown raised in past	viable	18.0	Remove
153	holly-variegated	8	fair	leans south	viable	1.0	Remove
154	bitter cherry	7	fair-poor	sparse crown, poor structure	borderline	1.0	Remove
155	bitter cherry	14	fair	typical	viable	3.0	Remove
156	lombardy poplar	32	fair	typical, ivy problem	viable	12.0	Remove
157	holly	8	fair-poor	fork, codom stems	borderline	na	Remove
158	bitter cherry 2	6,6	fair-poor	poor taper, susceptible to breakage	borderline	na	Remove
159	holly	7	fair	typical	viable	1.0	Remove
160	holly	8	fair	forked top	viable	1.0	Remove
161	Douglas-fir	33	fair-poor	susp sig trunk decay, swelled, broken top	borderline	na	Remove
162	Douglas-fir	18	good	no concerns	viable	5.0	Remove
163	western red cedar	10	good	no concerns	viable	1.0	Remove
164	western red cedar	13	good	no concerns	viable	2.5	Remove
165	sourwood	8	fair-poor	poor form, suppressed	bord	na	Remove
166	western red cedar	13	fair-good	no concerns	viable	2.5	Remove
167	western red cedar	11	fair	somewhat suppressed	viable	1.5	Remove
168	western red cedar	9	fair-poor	decay, dead top	non	na	Remove
169	western red cedar	10	poor	extensive trunk rot, dead top, supp	non	na	Remove
170	silver maple	32	fair-poor	fork, included bark, problematic	borderline	na	Remove
171	Douglas-fir	21	fair-good	no concerns	viable	6.5	Remove
172	Douglas-fir	21	fair-good	moderate crook	viable	6.5	Remove
173	big leaf maple (3)	11,12,15	fair	poor basal attachments	viable	6.0	Remove
174	Douglas-fir	28	fair-good	no concerns	viable	10.0	Remove
175	Douglas-fir	26	fair	crooks	viable	9.0	Remove
176	Douglas-fir	29	fair	crooks	viable	10.5	Remove
177	Douglas-fir	22	fair	natural lean northeast	viable	7.0	Remove
178	Douglas-fir	9	fair-good	young	viable	1.0	Remove
179	bitter cherry	7	fair-poor	in decline, fork, decay	borderline	na	Remove
180	Douglas-fir	30	fair	old wound on lower trunk, susp minor decay	viable	11.0	Remove
181	Douglas-fir	35	fair-good	appears sound	viable	13.5	Remove
182	Douglas-fir	19	fair-poor	stunted top, trunk decay	borderline	na	Remove
183	bitter cherry	7	fair	typical	viable	1.0	Remove
184	Douglas-fir	23	fair-good	no concerns	viable	7.5	Remove
185	Douglas-fir	23	fair-good	no concerns	viable	7.5	Remove
186	western red cedar	7	good	no concerns, on property line	viable	1.0	Remove
187	western red cedar	8	good	no concerns, on property line	viable	1.0	Retain if possible
188	Douglas-fir	33	good	appears sound	viable	12.5	Remove
189	Douglas-fir	21	fair	suppressed top, crooks	viable	6.5	Remove
190	bitter cherry	8	fair	typical	viable	1.0	Remove
191	bitter cherry	8	fair	fork, lean	viable	1.0	Remove
192	bitter cherry	9	poor	recent dead	non	na	Remove
509	western red cedar	18	good	no concerns	viable	na	Remove
510	Douglas-fir	28	good	no concerns	viable	na	Remove
				TOTAL VIABLE TREE CREDITS		1035.5	

OFFSITE TREE TABLE

TREE TAG #	SPECIES	DBH	CONDITION	COMMENTS	VIABLE	CREDITS	RETENTION
501	European white birch	11	fair	lean, suppressed	viable	na	Retain
502	black cottonwood	26	fair	typical	viable	na	Retain if possible
503	black cottonwood	14	fair-poor	dead top, suppressed	borderline	na	Retain if possible
504	black cottonwood	21	fair	typical	viable	na	Retain if possible
505	black cottonwood	11	poor	heavy lean north, suppressed	non	na	Retain
507	Douglas-fir	20	fair	no concerns	viable	na	Retain
508	Douglas-fir	13	fair-good	young	viable	na	Retain if possible
136	Douglas-fir	33	fair	suspect some trunk decay	viable	12.5	Retain
137	Douglas-fir	33	fair-good	appears sound, good color	viable	12.5	Retain
141	Douglas-fir	33	fair	root rot pocket on adj prop to west	viable	12.5	Retain
143	Douglas-fir	31	fair-good	ivy	viable	11.5	Retain
144	Douglas-fir	34	fair-good	ivy	viable	13.0	Retain
145	Douglas-fir	12	poor	90% dead, broken	non	na	Retain

SUMMARY

308. TREES WERE EVALUATED ON THE SUBJECT PROPERTY.
308. TREES ARE GREATER THAN 6 INCHES AND ARE CONSIDERED SIGNIFICANT.
38. TREES ARE CONSIDERED NON-VIABLE DUE TO POOR HEALTH, POOR STRUCTURE, LACK OF WIND FIRMNESS, OR A COMBINATION.

TREE CREDITS

AT 4.91 ACRES WITH 30 CREDITS PER ACRE REQUIRED, A TOTAL OF 147.3 TREE CREDITS ARE REQUIRED THROUGH RETENTION OR REPLACEMENT.

1035.5. TREE CREDITS ONSITE ARE CONSIDERED SIGNIFICANT AND VIABLE.
201.5 TREE CREDITS ARE PROPOSED TO BE RETAINED ONSITE.
0. TREE CREDITS ARE REQUIRED TO BE PROVIDED THROUGH REPLACEMENT.

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www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

INTEGRATED DEVELOPMENT NOTES AND DETAILS

JEREMY L. SATTLER — STATE OF WASHINGTON — 15888 — REGISTERED PROFESSIONAL ENGINEER — 9-21-2015

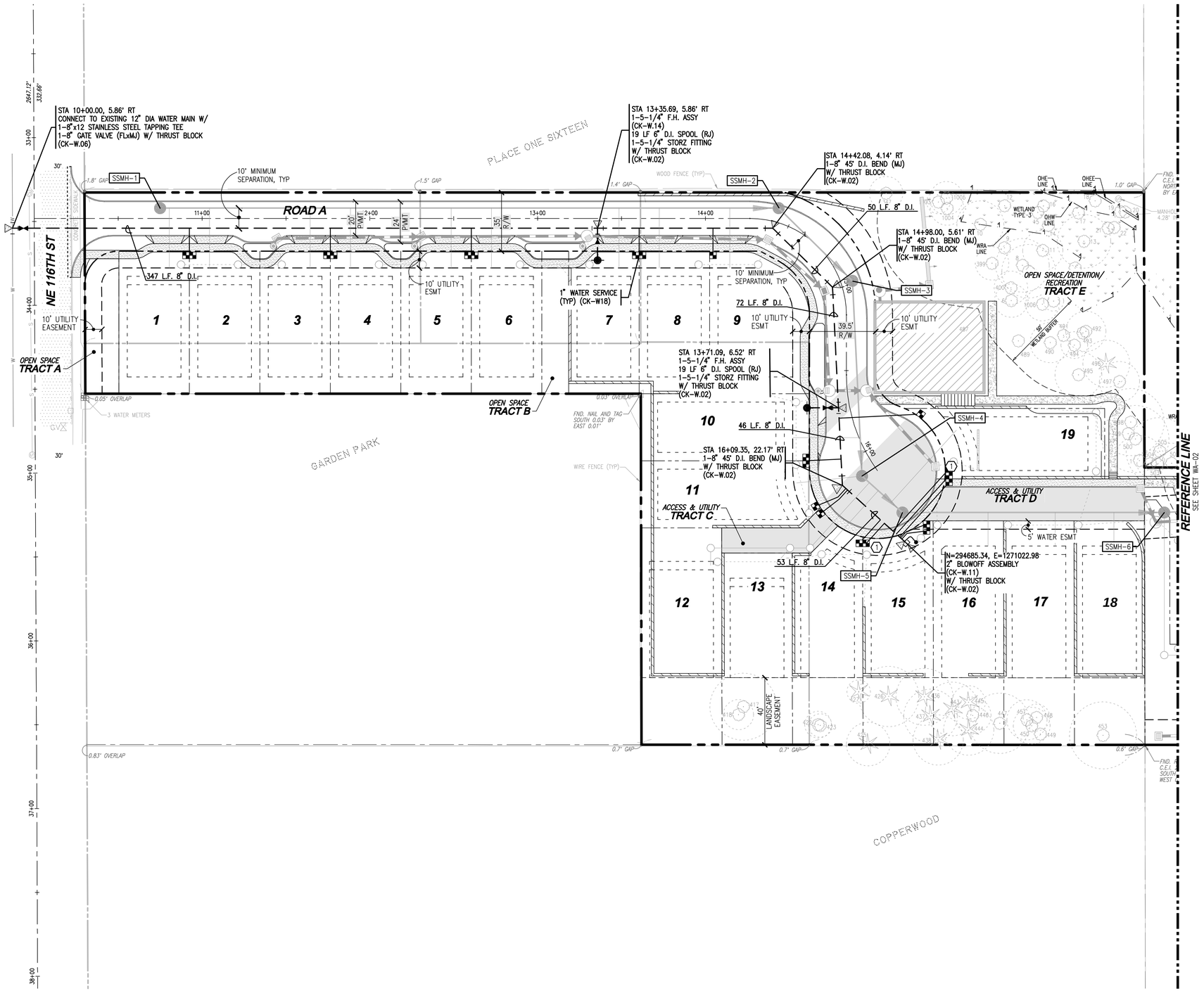
JOB NUMBER:	14-121
DRAWING NAME:	14121C-TR-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	AS NOTED
JURISDICTION:	CITY OF KIRKLAND

TR-04

SHEET 19 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-TR-PL.dwg Plotted: Sep 22, 2015 - 7:43am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON



SCALE: 1" = 30'

30' 0 30' 60'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE
- ROW

NOTE:

1. PROVIDE MINIMUM 1' HORIZONTAL SEPARATION BETWEEN SERVICES.

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

WATER PLAN

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JOB NUMBER:	14-121
DRAWING NAME:	14121C-WA-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

WA-01

SHEET 20 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-WA-PL.dwg Plotted: Sep 22, 2015 - 7:44am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON

SCALE: 1" = 30'
30' 0 30' 60'

LEGEND
STORM PIPE
SEWER PIPE
WATER PIPE
ROW

NOTE:
1. PROVIDE MINIMUM 1' HORIZONTAL SEPARATION BETWEEN SERVICES.

PARCEL# 3228059151
PARCEL# 3228059099
PARCEL# 3228059142
PARCEL# 3228059103
PARCEL# 3228059121
PARCEL# 3228059009

ROAD B
NE 112TH ST
NE 111TH PL
REFERENCE LINE
SEE SHEET WA-01

STA 24+51.56, 7.16' RT W/ THRUST BLOCK (CK-W.02)
STA 24+44.96, 7.13' RT 1-5-1/4" F.H. ASSY (CK-W.14) 19 LF 6" D.I. SPOOL (RJ) 1-5-1/4" STORZ FITTING W/ THRUST BLOCK (CK-W.02)
STA 22+69.16, 6.32' RT 1-8" 8' D.I. BEND (MJ) W/ THRUST BLOCK (CK-W.02)
64 L.F. 8" D.I.
182 L.F. 8" D.I.
STA 22+06.11, 7.00' RT 1-8" 8' D.I. BEND (MJ) W/ THRUST BLOCK (CK-W.02)
202 L.F. 8" D.I.
STA 20+00.00, 5.86' RT THRUST BLOCK (CK-W.02)
PROPOSED 12' ACCESS AND UTILITY EASEMENT
EXISTING 12' ACCESS AND UTILITY EASEMENT
10' MINIMUM SEPARATION, TYP
SSMH-6
SSMH-7
SSMH-8
SSMH-9
SSMH-10
SSMH-11
SSMH-12
25' UTILITY ESMT
10' UTILITY ESMT
30' R/W
30' STORM DRAINAGE ESMT
15' STORM DRAINAGE ESMT
20' PVMT
24' PVMT
35' R/W
25' R/W
24+00
23+00
21+00
43+00
44+00
47+00
48+00
25
26
27
24
23
22
21
20
FND. R/C C.E.I. 28101 NORTH 0.08' BY EAST 0.93'
FND. R/C C.E.I. 28101 NORTH 0.01'
FND. R/C C.E.I. 28101 SOUTH 0.08' WEST 0.50'
FND. NAIL & TAG LS28101 NORTH 0.05' BY EAST 0.05'
FND. NAIL & TAG LS28101 SOUTH 0.13' BY WEST 0.01'
FND. R/C C.E.I. 28101 SOUTH 0.14' BY WEST 0.09'
0" CAP
MANHOLE 4.28' INVERT
WRAA1-WRAA7
20" CULVERT
SET REBAR & RED CAP
WIRE FENCE (TYP)
TBM=185.3' @ WATER VALVE LID
SHED
DECK
BLDG

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Fx. 425.482.2883
www.LDCcorp.com

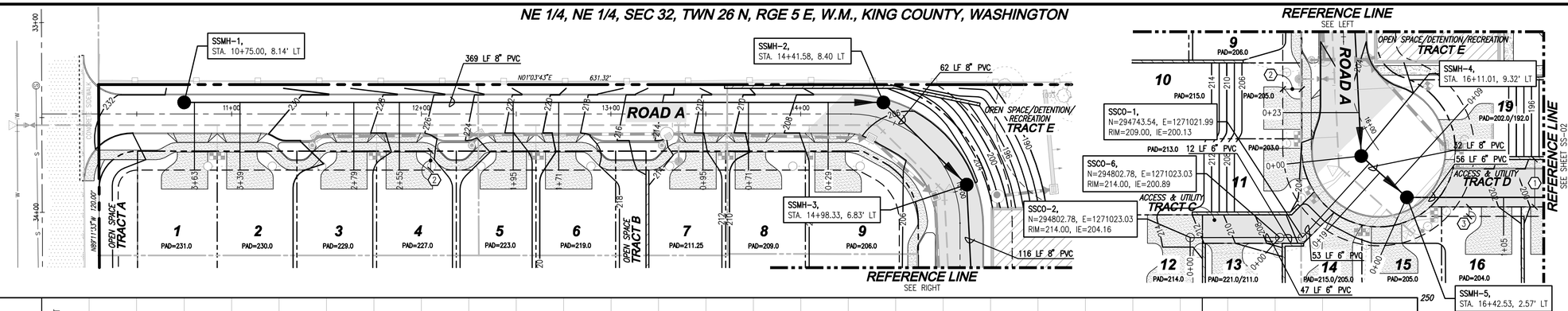
LARRY SCRIVANICH
SCRIVANICH PROPERTY
WATER PLAN

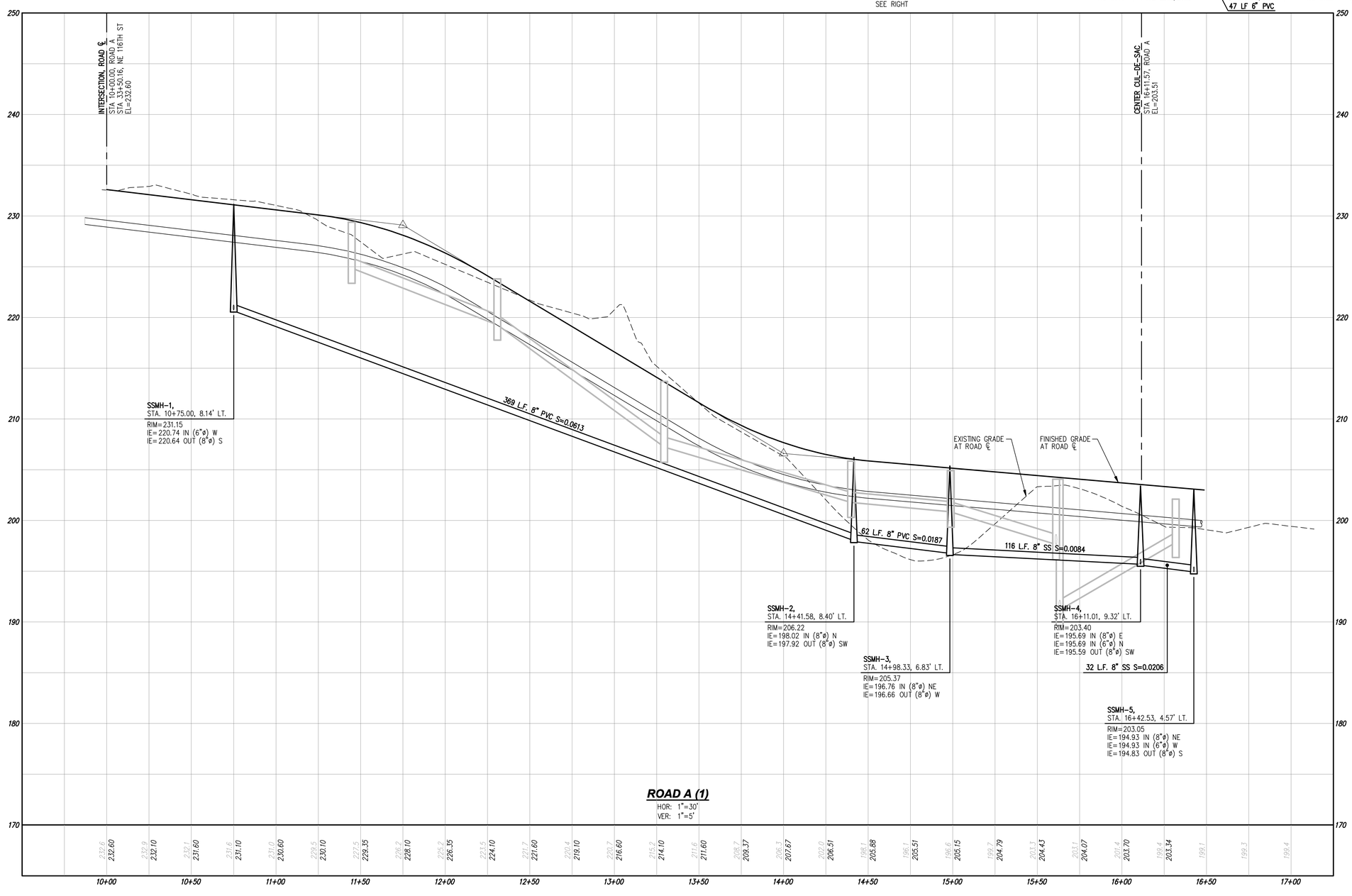
JOB NUMBER:	14-121
DRAWING NAME:	14121C-WA-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

WA-02
SHEET 21 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-WA-PL.dwg Plotted: Sep 22, 2015 - 7:44am

NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON





SCALE: 1" = 30'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE

EASEMENT LEGEND

1. 25' ACCESS AND UTILITY ESMT
2. 10' UTILITY AND SIDEWALK ESMT
3. 5' WATER ESMT

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

SANITARY SEWER PLAN AND PROFILES

JEREMY L. SATHER, STATE OF WASHINGTON, 13888, REGISTERED PROFESSIONAL ENGINEER, 9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-SS-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

SS-01

SHEET 22 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction C3D\14121C-SS-PL.dwg Plotted: Sep 22, 2015 - 7:45am

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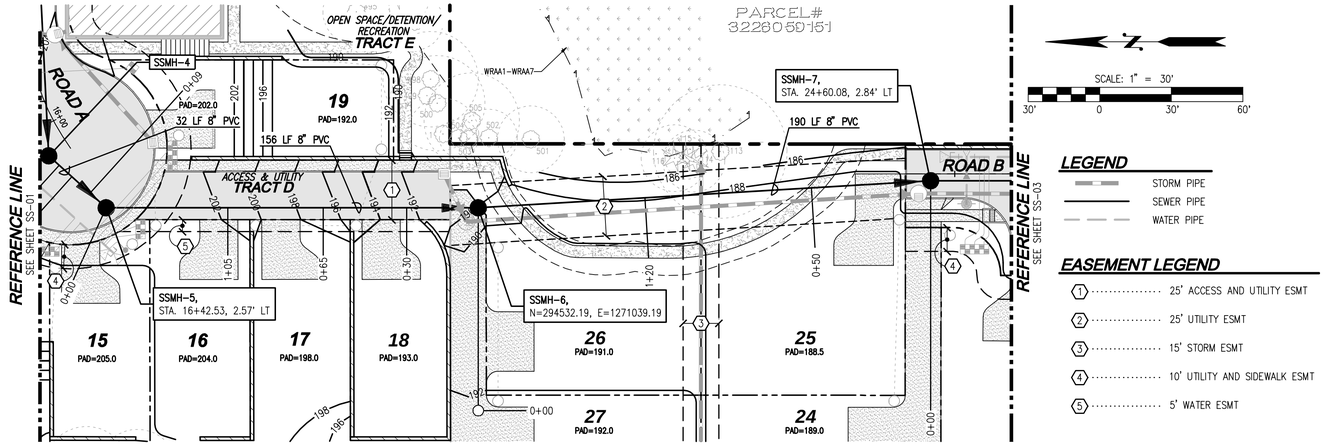
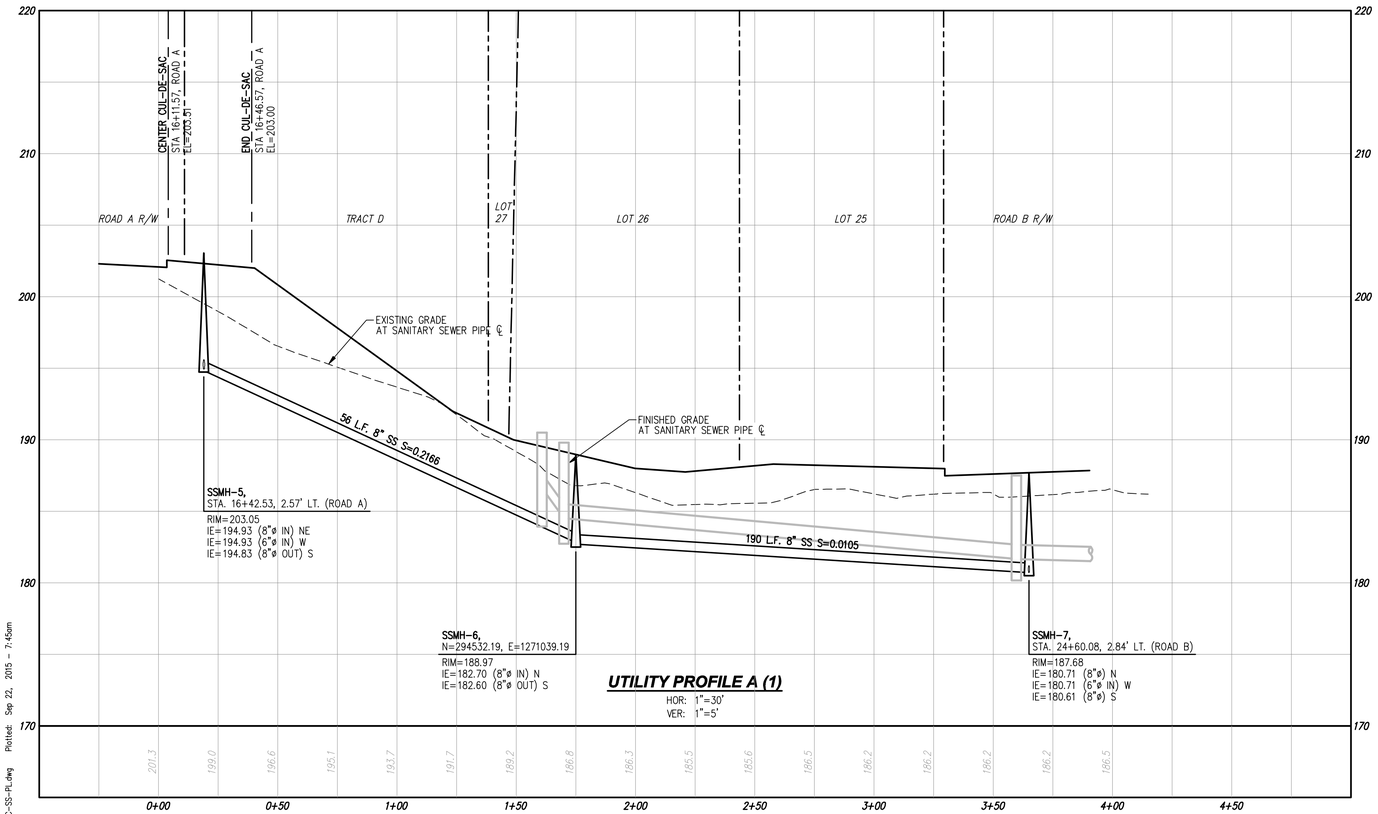


LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE

EASEMENT LEGEND

1. 25' ACCESS AND UTILITY ESMT
2. 25' UTILITY ESMT
3. 15' STORM ESMT
4. 10' UTILITY AND SIDEWALK ESMT
5. 5' WATER ESMT



UTILITY PROFILE A (1)

HOR: 1"=30'
VER: 1"=5'

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction C3D\14121C-SS-PL.dwg Plotted: Sep 22, 2015 - 7:45am

NO.	DATE	DESCRIPTION	BY

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LARRY SCRIVANICH

SCRIVANICH PROPERTY

SANITARY SEWER PLAN AND PROFILES

JEREMY L. SMITH
STATE OF WASHINGTON
15888
REGISTERED
PROFESSIONAL ENGINEER
9-21-2015

JOB NUMBER:	14-121
DRAWING NAME:	14121C-SS-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

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SS-02

SHEET 23 OF 25

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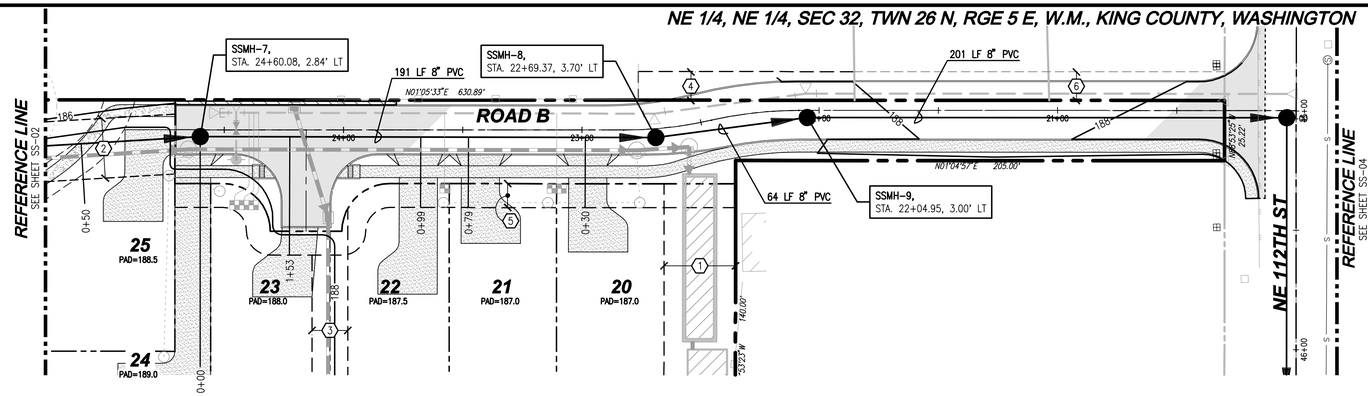


SCALE: 1" = 30'

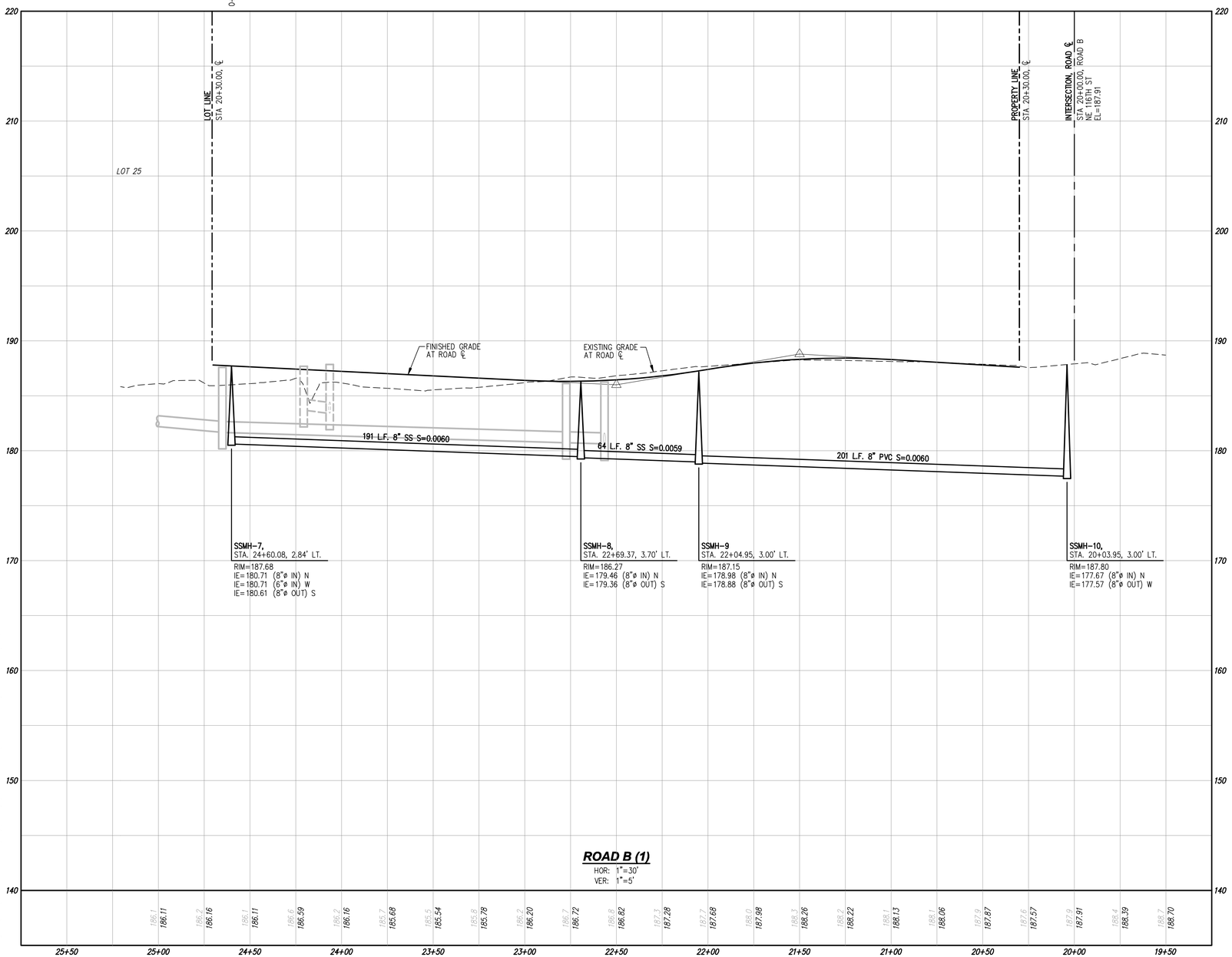
30' 0 30' 60'

LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE

EASEMENT LEGEND

1. 30' STORM ESMT
2. 25' UTILITY ESMT
3. 15' STORM ESMT
4. 12' ACCESS AND UTILITY ESMT
5. 10' UTILITY ESMT
6. EXISTING 12' ACCESS AND UTILITY ESMT



ROAD B (1)

HOR: 1"=30'
VER: 1"=5'

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction CSD\14121C-SS-PL.dwg Plotted: Sep 22, 2015 - 7:46am

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Ph. 425.806.1869
Fx. 425.482.2883
www.LDCcorp.com

LARRY SCRIVANICH

SCRIVANICH PROPERTY

SANITARY SEWER PLAN AND PROFILES

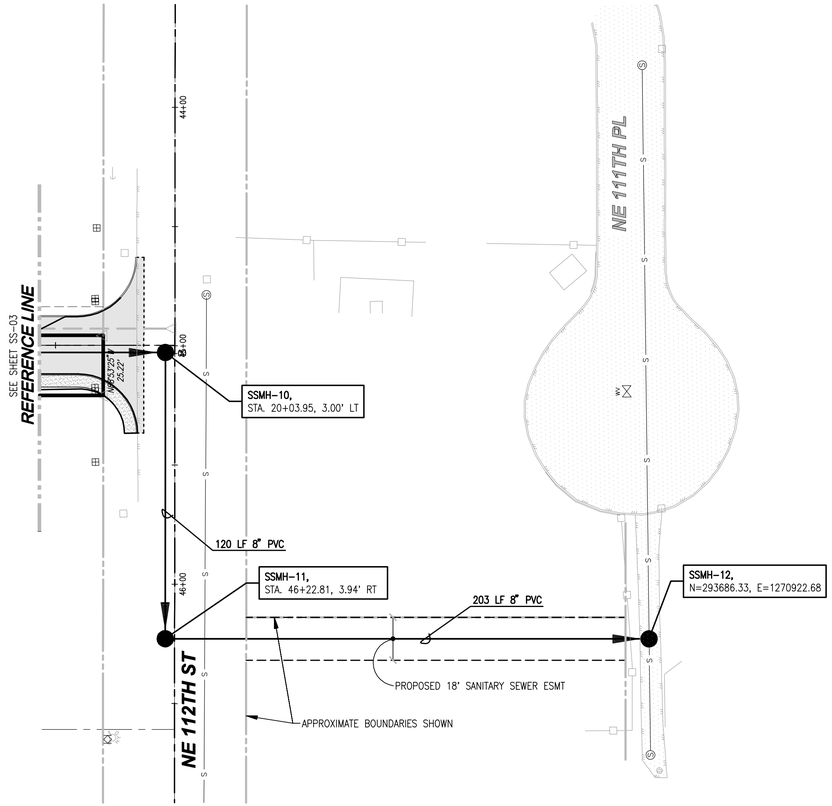
JEREMY L. SATTLER
KIRKLAND, WASHINGTON
21888
REGISTERED
PROFESSIONAL ENGINEER
9-21-2015

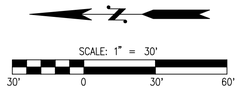
JOB NUMBER:	14-121
DRAWING NAME:	14121C-SS-PL
DESIGNER:	JLS
DRAFTING BY:	BJN
DATE:	9-21-15
SCALE:	1"=30'
JURISDICTION:	CITY OF KIRKLAND

SS-03

SHEET 24 OF 25

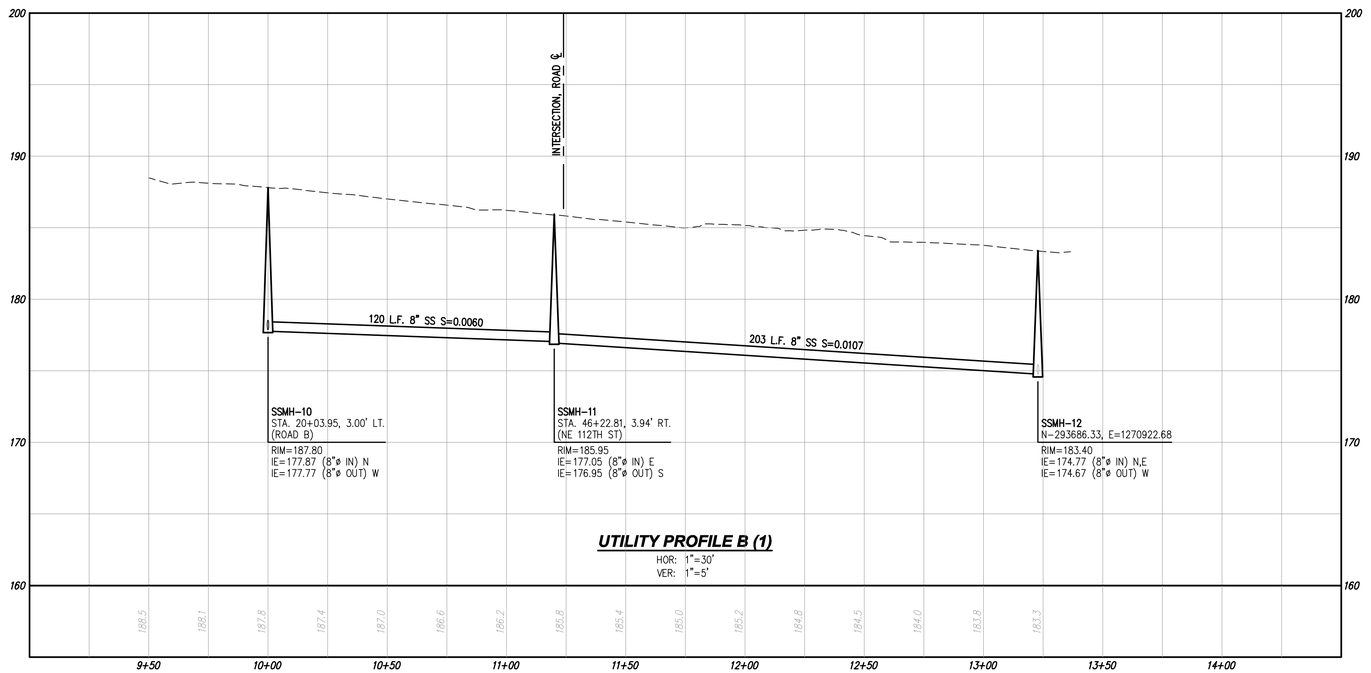
NE 1/4, NE 1/4, SEC 32, TWN 26 N, RGE 5 E, W.M., KING COUNTY, WASHINGTON





LEGEND

- STORM PIPE
- SEWER PIPE
- WATER PIPE



UTILITY PROFILE B (1)

HOR: 1"=30'
VER: 1"=5'

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION	BY

LDC
THE CIVIL ENGINEERING GROUP
Engineering
Structural
Planning
Survey
14201 NE 200th St., #100
Woodinville, WA 98072
Ph. 425.806.1869
Fx. 425.482.2893
www.LDCcorp.com

LARRY SCRIVANICH

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SANITARY SEWER PLAN AND PROFILES

JEREMY L. SATHER
STATE OF WASHINGTON
45888
REGISTERED
PROFESSIONAL ENGINEER
9-21-2015

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DESIGNER:	JLS
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JURISDICTION:	CITY OF KIRKLAND

SS-04

SHEET 25 OF 25

Drawing: P:\2014\14-121 Scrivanich Property\Drawings\Construction C3D\14121C-SS-PL.dwg Plotted: Sep 22, 2015 - 9:13am

MATCH LINE

PLACE

N01°03'43"E 631.32'

ROAD A
24,993 SF

PARCEL C
3226059133

2
3,570 SF

3
3,570 SF

4
3,570 SF

5
3,570 SF

6
3,570 SF

7
3,570 SF

8
3,570 SF

9
4,752 SF

N01°03'43"E 331.00'

TRACT
1,360 SF

GARDEN PARK

10
4,019 SF

11
4,070 SF

TRACT
1,043 SF

12
6,204 SF

PARCEL D
3226059114

13
4,799 SF

14
5,111 SF

15
5,318 SF

16
5,606 SF

17
5,607 SF

18
5,607 SF

N89°02'28"W 209.24'

12"x4" POURED IN PLACE CONCRETE EDGE, INSIDE DIAM 31'-4"

MATCH LINE SEE SHEET L-2

9" PLAY CHIPS

OHE LINE

OHEE LINE

WETLAND TYPE 3

OHW LINE

WRA LINE

BENCH

PAVER PATH

50' WETLAND BUFFER

PLAY EQUIPMENT BIGGO SOLO DX-3100 AGES 5-12

LAWN

LAWN

MANH 4.28'

N89°02'28"W 164.02'

TRACT
22,529 SF

19
4,235 SF

PARCEL E
3226059113

TRACT
3,087 SF

N01°04'57"E 300.00'

MATCH LINE

ENTRY MONUMENT

NE 116TH ST

N89°11'33"W 120.00'

LAWN

PARCEL A
3226059078

1
3,570 SF

2
3,570

TRACT
1,629 SF

EXISTING TREE LEGEND:

EXISTING DECIDUOUS TREE TO RETAIN (IF POSSIBLE)

EXISTING EVERGREEN TREE TO RETAIN (IF POSSIBLE)

EXISTING DECIDUOUS TREE TO RETAIN

EXISTING EVERGREEN TREE TO RETAIN

NOTE:
SEE SHEET L-2 FOR PLANT LEGEND

LANDSCAPE PLAN
SCALE: 1" = 20'-0"

GRAPHIC SCALE
-20 0 10 20 40
(IN FEET)
1 inch = 20 feet

Root of Design
206.499.9945
7104 266th St. NW #218
Stanwood, WA 98292
www.rootofdesign.com

Root of Design

PROJECT TITLE

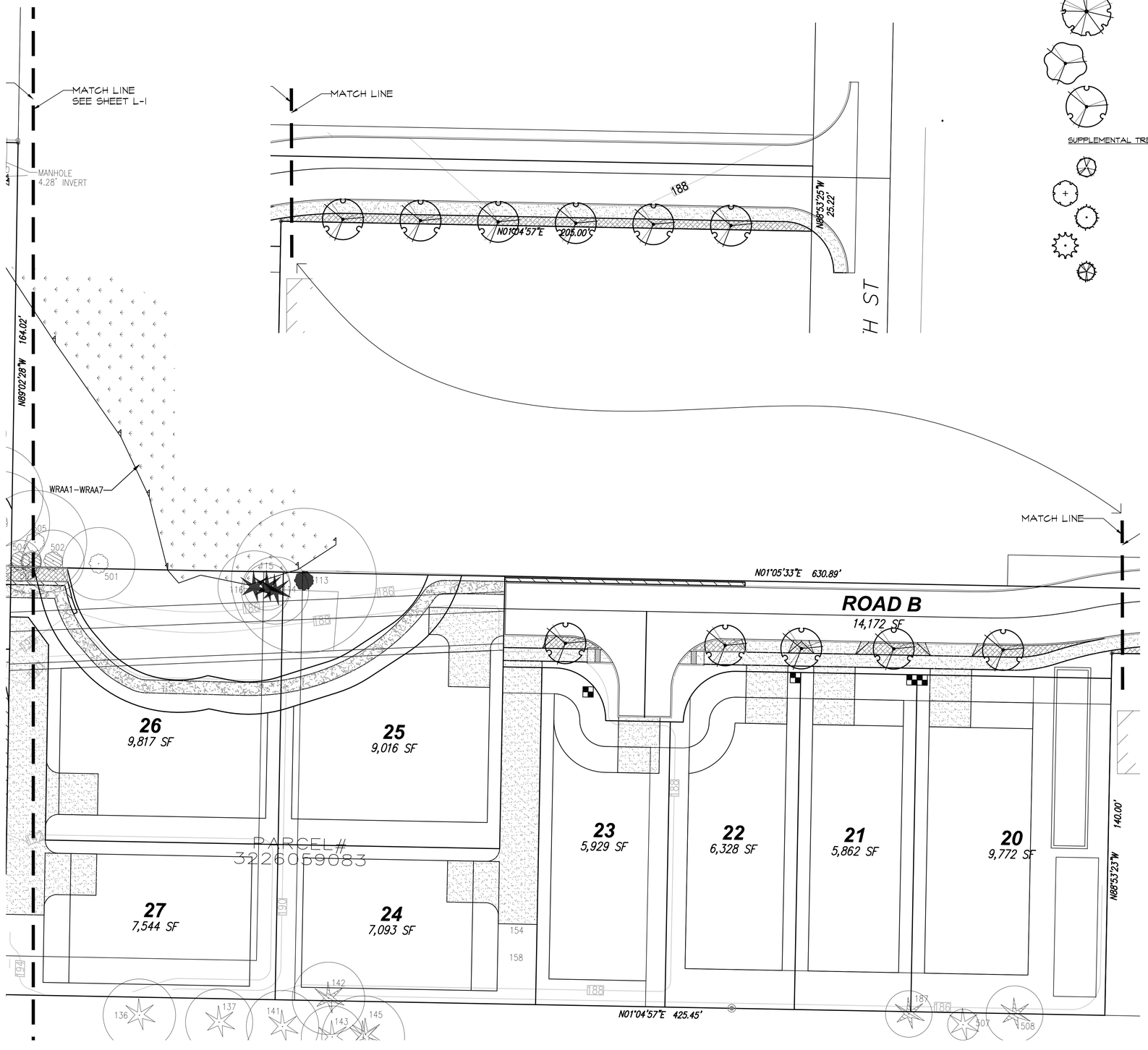
State of Washington registered Landscape Architect
Devin Peterson
Devin Peterson certificate no. 1222

LANDSCAPE PLAN

SCRIVANICH PROPERTY, KIRKLAND

DRAWN	DATE
DP	09.11.15
REVISED	DATE
CHECKED	DATE

L1



PLANT SCHEDULE *

STREET TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cercidiphyllum japonicum / Katsura Tree	2"Cal	3
	Prunus sargentii 'Columnaris' / Columnar Sargent Cherry	2"Cal	18
	Pyrus calleryana 'Chanticleer' / Chanticleer Pear	2"Cal	40

SUPPLEMENTAL TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Acer circinatum / Vine Maple	2"Cal	5
	Acer rubrum 'Armstrong' / Armstrong Red Maple	2"Cal	6
	Calocedrus decurrens / Incense Cedar	6'-7' Ht	5
	Thuja plicata 'Excelsia' / Western Red Cedar	6'-7' Ht	6
	Tsuga mertensiana / Mountain Hemlock	6'-7' Ht	6

TOTAL SUPPLEMENTAL TREES: 28

SUPPLEMENTAL TREES REQUIRED: 0

NOTE:

SEE SHEET TR-1 FOR TREE DENSITY CALCULATIONS

PLANT SCHEDULE

GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE
	Lawn	sod

PLANTING AREA	BOTANICAL NAME / COMMON NAME	SIZE
	Shrub and Groundcover	N/A

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

-20 0 10 20 40

(IN FEET)

1 inch = 20 feet

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L2

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL OTHER SITE IMPROVEMENTS AND CONDITIONS PRIOR TO STARTING LANDSCAPE WORK.

2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY UTILITIES ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE OWNER OF ANY DISTURBED UTILITIES. LOCATION SERVICE PHONE 1-800-424-5555.

3. CONTRACTOR SHALL MAINTAIN AND WATER ALL PLANT MATERIAL FOR 1 YEAR OR UNTIL FINAL INSPECTION AND ACCEPTANCE BY OWNER.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING QUANTITIES OF PLANTS THAT ARE REPRESENTED BY SYMBOLS ON THE DRAWING.

5. SUBGRADE IS TO BE WITHIN $\frac{1}{10}$ INCH OF 1 FOOT AS PROVIDED BY OTHERS. ALL PLANTING AREAS TO BE CLEARED OF ALL CONSTRUCTION MATERIAL AND ROCKS & STICKS LARGER THAN 2 INCH DIAMETER.

6. TREES SHOULD BE PLANTED SO THAT THE CENTER OF EACH TRUNK IS 3 FEET FROM THE BACK OF CURB OR IF PLANTED BEHIND A SIDEWALK 3 FEET FROM THE BACK OF A SIDEWALK WHERE TREES ARE TO BE PLANTED ADJACENT TO A SIDEWALK. A ROOT BARRIER SHALL BE INSTALLED ON THE SIDEWALK SIDE OF EACH TREE PARALLEL TO AND 6 INCHES FROM THE SIDEWALK. THE BARRIER SHALL BE 15 FEET LONG, CENTERED HORIZONTALLY ON THE TREE TRUNK AND EXTEND FROM THE GROUND SURFACE TO A DEPTH OF 18 INCHES.

7. ALL PLANT MATERIAL SHALL CONFORM TO AAN STANDARDS FOR NURSERY STOCK LATEST EDITION. ALL PLANT MATERIAL FURNISHED SHALL BE HEALTHY REPRESENTATIVES, TYPICAL OF THEIR SPECIES OF VARIETY AND SHALL HAVE A NORMAL GROWTH HABIT. THEY SHALL BE FULL, WELL BRANCHED, WELL PROPORTIONED, AND HAVE A VIGOROUS, WELL DEVELOPED ROOT SYSTEM. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. TREES, SHRUBS AND GROUNDCOVER QUANTITIES, SPECIES, VARIETIES, SIZES AND CONDITIONS TO BE AS SHOWN ON THE PLANTING PLAN. PLANTS TO BE FREE OF DISEASE, INJURY, INSECTS, DECAY, HARMFUL DEFECTS AND ALL WEEDS. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNER.

95.50 INSTALLATION STANDARDS FOR REQUIRED PLANTINGS

ALL REQUIRED TREES AND LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY PLANT GROWTH. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED IN THE GROUND AND NOT IN ABOVE-GROUND CONTAINERS, EXCEPT FOR LANDSCAPING REQUIRED ON THE TOP FLOOR OF A STRUCTURE.

95.50.3 GRADING. BERMS SHALL NOT EXCEED A SLOPE OF TWO(2) HORIZONTAL FEET TO ONE (1) VERTICAL FOOT (2:1)

95.50.4 SOIL SPECIFICATIONS. SOILS IN PLANTING AREAS SHALL HAVE ADEQUATE POROSITY TO ALLOW ROOT GROWTH. SOILS WHICH HAVE BEEN COMPACTED TO A DENSITY GREATER THAN ONE AND THREE-TENTHS(1.3) GRAMS PER CUBIC CENTIMETERS SHALL BE LOOSENED TO INCREASE AERATION TO A MINIMUM DEPTH OF 24 INCHES OR TO THE DEPTH OF THE LARGEST PLANT ROOT BALL, WHICHEVER IS GREATER. IMPORTED TOPSOILS SHALL BE TILLED INTO EXISTING SOILS TO PREVENT A DISTINCT SOIL INTERFACE FROM FORMING. AFTER SOIL PREPARATION IS COMPLETED, MOTORIZED VEHICLES SHALL BE KEPT OFF TO PREVENT EXCESSIVE COMPACTION AND UNDERGROUND PIPE DAMAGE. THE SOIL QUALITY IN ANY LANDSCAPE AREA SHALL COMPLY WITH THE SOIL QUALITY REQUIREMENTS OF THE PUBLIC WORKS PRE-APPROVED PLANS.

95.50.6 FERTILIZATION: ALL FERTILIZER APPLICATIONS TO TURF OR TREES AND SHRUBS SHALL FOLLOW WASHINGTON STATE UNIVERSITY, NATIONAL ARBORIST ASSOCIATION OR OTHER ACCEPTED AGRONOMIC OR HORTICULTURAL STANDARDS.

95.50.7 IRRIGATION. THE INTENT OF THIS STANDARD IS TO ENSURE THAT PLANTS WILL SURVIVE THE CRITICAL ESTABLISHMENT PERIOD WHEN THEY ARE MOST VULNERABLE DUE TO LACK OF WATERING. ALL REQUIRED PLANTINGS MUST PROVIDE AN IRRIGATION SYSTEM, USING EITHER OPTION 1, 2 OR 3 OR A COMBINATION OF THOSE OPTIONS. FOR EACH OPTION IRRIGATION SHALL BE DESIGNED TO CONSERVE WATER BY USING THE BEST PRACTICAL MANAGEMENT TECHNIQUES AVAILABLE. THESE TECHNIQUES MAY INCLUDE, BUT NOT BE LIMITED TO : DRIP IRRIGATION TO MINIMIZE EVAPORATION LOSS, MOISTURE SENSORS TO PREVENT IRRIGATION DURING RAINY PERIODS, AUTOMATIC CONTROLLERS TO INSURE PROPER DURATION OF WATERING, SPRINKLER HEAD SELECTION AND SPACING DESIGNED TO MINIMIZE OVER SPRAY AND SEPARATE ZONES FOR TURF AND SHRUBS AND FOR FULL SUN EXPOSURE AND SHADY AREAS TO MEET WATERING NEEDS OF DIFFERENT SECTIONS OF THE LANDSCAPE.

OPTION 1: A PERMANENT BUILT-IN IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER DESIGNED AND CERTIFIED BY A LICENSED LANDSCAPE ARCHITECT AS PART OF THE LANDSCAPE PLAN.
OPTION 2: AN IRRIGATION SYSTEM DESIGNED AND CERTIFIED BY A LICENSED LANDSCAPE ARCHITECT AS A PART OF THE LANDSCAPE PLAN, WHICH PROVIDES SUFFICIENT WATER TO ENSURE THAT THE PLANTS WILL BECOME ESTABLISHED. THE SYSTEM DOES NOT HAVE TO BE PERMANENT IF THE PLANTS CHOSEN CAN SURVIVE ADEQUATELY ON THEIR OWN ONCE ESTABLISHED.
OPTION 3: IRRIGATION BY HAND. IF THE APPLICANT CHOOSES THIS OPTION, AN INSPECTION WILL BE REQUIRED ONE (1) YEAR AFTER FINAL INSPECTION TO ENSURE THAT THE LANDSCAPING HAS BECOME ESTABLISHED.

95.50.8 DRAINAGE. ALL LANDSCAPE SHALL HAVE ADEQUATE DRAINAGE, EITHER THROUGH NATURAL PERCOLATION OR THROUGH AN INSTALLED DRAINAGE SYSTEM. A PERCOLATION RATE OF ONE-HALF ($\frac{1}{2}$) INCH OF WATER PER HOUR IS ACCEPTABLE.

95.50.9 MULCH. a. REQUIRED PLANTINGS, EXCEPT TURF OR AREAS OF ESTABLISHED GROUNDCOVER, SHALL BE COVERED WITH TWO (2) INCHES OR MORE OF ORGANIC MULCH TO MINIMIZE EVAPORATION AND RUNOFF. MULCH SHALL CONSIST OF MATERIALS SUCH AS YARD WASTE, SAWDUST AND/OR MANURE THAT ARE FULLY COMPOSTED. b. ALL MULCHES USED IN PLANTER BEDS SHALL BE KEPT AT LEAST SIX (6) INCHES AWAY FROM THE TRUNKS OF SHRUBS AN TREES.

95.51 TREE AND LANDSCAPE MAINTENANCE REQUIREMENTS

95.51.1 RESPONSIBILITY FOR REGULAR MAINTENANCE. REQUIRED TREES AND VEGETATION, FENCES, WALLS, AND OTHER LANDSCAPE ELEMENTS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS, AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER, OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR MAINTENANCE OF REQUIRED LANDSCAPING ELEMENTS. PLANTS THAT DIE MUST BE REPLACED IN KIND. IT IS ALSO THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN STREET TREES ABUTTING THEIR PROPERTY PURSUANT TO KZC 95.21.

95.51.2 MAINTENANCE DURATION. MAINTENANCE SHALL BE ENSURED IN THE FOLLOWING MANNER EXCEPT AS SET FORTH IN SUBSECTIONS (3), (4) AND (5) OF THIS SECTION:

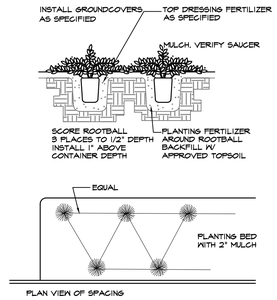
A. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE DEVELOPMENT. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE PROPONENT SHALL PROVIDE A FINAL AS-BUILT LANDSCAPE PLAN AND AN AGREEMENT TO MAINTAIN AND REPLACE ALL LANDSCAPING THAT IS REQUIRED BY THE CITY.

B. ANY EXISTING TREE OR OTHER EXISTING VEGETATION DESIGNATED FOR PRESERVATION IN A TREE RETENTION PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FOLLOWING ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE INDIVIDUAL LOT OR DEVELOPMENT. AFTER FIVE (5) YEARS, ALL TREES ON THE PROPERTY ARE SUBJECT TO KZC 95.23.

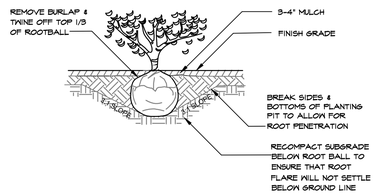
95.51.6 NONNATIVE INVASIVE AND NOXIOUS PLANTS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO REMOVE NONNATIVE INVASIVE PLANTS AND NOXIOUS PLANTS FROM THE VICINITY OF ANY TREE OR OTHER VEGETATION THAT THE CITY HAS REQUIRED TO BE PLANTED OR PROTECTED. REMOVAL MUST BE PERFORMED IN A MANNER THAT WILL NOT HARM THE TREE OR OTHER VEGETATION THAT THE CITY HAS REQUIRED TO BE PLANTED OR PROTECTED.

95.51.7 PESTICIDES, HERBICIDES, AND FERTILIZER. THE USE OF PLANT MATERIAL REQUIRING EXCESSIVE PESTICIDE OR HERBICIDE APPLICATIONS TO BE KEPT HEALTHY AND ATTRACTIVE IS DISCOURAGED. PESTICIDE, HERBICIDE AND FERTILIZER APPLICATIONS SHALL BE IN A MANNER THAT WILL EVENT THEIR UNINTENDED ENTRY INTO WATERWAYS, WETLANDS, AND STORM DRAINS. NO APPLICATION SHALL BE MADE WITHIN 50 FEET OF A WATERWAY OR WETLAND OR A REQUIRED BUFFER AS ESTABLISHED BY CITY CODES, WHICHEVER IS GREATER, UNLESS DONE SO BY A STATE CERTIFIED APPLICATOR WITH APPROVAL OF THE PLANNING OFFICIAL, AND IS SPECIFICALLY AUTHORIZED IN AN APPROVED MITIGATION PLAN OR OTHER WISE AUTHORIZED IN WRITING BY THE PLANNING OFFICIAL.

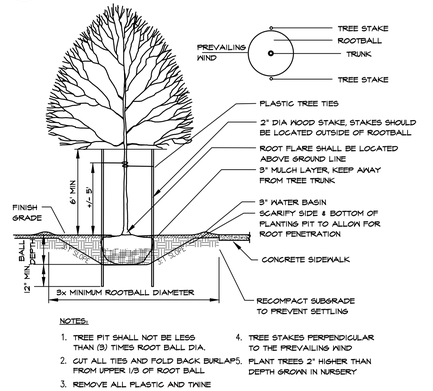
95.51.8 LANDSCAPE PLAN AND UTILITY PLANS. LANDSCAPE PLANS AND UTILITY PLANS SHALL BE COORDINATED. IN GENERAL, THE PLACEMENT OF TREES AND LARGE SHRUBS SHOULD ADJUST TO THE LOCATION OF REQUIRED UTILITY ROUTES BOTH ABOVE AND BELOW GROUND. LOCATION OF PLANTS SHALL BE BAWSS4D ON THE PLANTS MATURE SIZE BOTH ABOVE AND BEL9OW GROUND. SEE THE KIRKLAND PLANT LIST FOR ADDITIONAL STANDARDS.



1 TYPICAL GROUNDCOVER PLANTING DETAIL
NTS

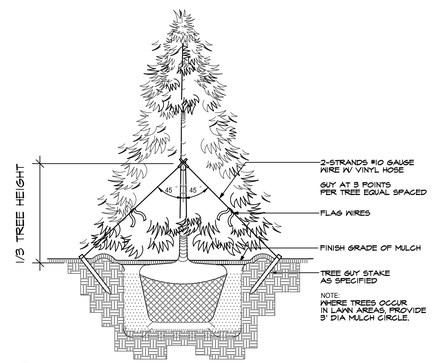


2 TYPICAL SHRUB PLANTING DETAIL
NTS



NOTES:
1. TREE PIT SHALL NOT BE LESS THAN (3) TIMES ROOT BALL DIA.
2. CUT ALL TIES AND FOLD BACK BURLAP5. FROM UPPER 1/3 OF ROOT BALL
3. REMOVE ALL PLASTIC AND TWINE
4. TREE STAKES PERPENDICULAR TO THE PREVAILING WIND
5. PLANT TREES 2" HIGHER THAN DEPTH GROWN IN NURSERY

3 TYP DECIDUOUS TREE PLANTING DETAIL
NTS



4 TYP EVERGREEN TREE PLANTING DETAIL
NTS

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L3